

TA Recovery/Deliverables

Leading into 2024/25

No	Item	Activity	Outcomes	Timescales	Comments																				
1	Resource Plan	1 x Landlord Support Officer New Scheme (150 properties) 1 x Landlord Tenancy Officer for Evictions (new scheme) 2 x Additional HSOs to work on section 21 1 x Manager for Housing Solutions	To support delivery of the recovery plan	June 2024	See attached Resource Plan. The resources seen opposite needs to be triangulated with the work of Human Engine who are looking at the capacity issues of the team. This ask could be augmented by shifting of resources in the existing team.																				
2	Understanding Key Actions	Focus on B&B Reduction Focus on Nightly Let Reduction Focus on Discharge of Duty Reduce TA to near 900 by March 25 Reduce Nightly Let to under 50 by March 2025 Reduce B&B to under 20 by March 2025 Complete works on Lansdown Road Purchase the Georgiana	Deliver overall temporary accommodation numbers to approximately 934	March 2025	<p>Supply & Demand Plan 2024/25</p> <p style="text-align: right;">Year 4 (April 24)</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">In TA</td> <td style="text-align: right;">1,070</td> </tr> <tr> <td>Homeless approaches</td> <td style="text-align: right;">5,800</td> </tr> <tr> <td>Acceptance Rate 17%</td> <td style="text-align: right;">986</td> </tr> <tr> <td>TA Discharges</td> <td style="text-align: right;">78</td> </tr> <tr> <td>Prevention</td> <td style="text-align: right;">300</td> </tr> <tr> <td>Relief</td> <td style="text-align: right;">324</td> </tr> <tr> <td>Council lets</td> <td style="text-align: right;">216</td> </tr> <tr> <td>Private Sector Lets</td> <td style="text-align: right;">150</td> </tr> <tr> <td>Total</td> <td style="text-align: right;">934</td> </tr> <tr> <td>Reduction</td> <td style="text-align: right;">136</td> </tr> </table>	In TA	1,070	Homeless approaches	5,800	Acceptance Rate 17%	986	TA Discharges	78	Prevention	300	Relief	324	Council lets	216	Private Sector Lets	150	Total	934	Reduction	136
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3	Working with Teams managed by Nikki M and Deb F	Set up a meeting with Nikki M and Deb F to develop a plan to work together to reduce homelessness	Reduced numbers approaching	March 2024							
4	A New Deal for landlords – private renting discharge scheme	<p>Private Sector Discharge Scheme Presently in TA we have: 4 beds x 81 households, 3 beds x 299 households and 2 beds x 392 households. So we are looking for 150 new family properties.</p> <p>Benefits to landlords</p> <ul style="list-style-type: none"> • Offering 10% below market rents • £1,000 incentive for 4 and 3 beds, £500 for 2 bed properties • 5 weeks deposit (To be registered with TDS, DPS or MyDeposits) • One month rent in advance • Rent shortfall in advance for tenancy term (Difference between Local Housing Allowance & Rent agreed, will be paid to landlord at the start of the tenancy) • Licence Fee paid - if applicable • Up to £300 towards Landlords Insurance • Dedicated Officer to assist landlord during tenancy <table border="1" data-bbox="405 1241 1023 1385"> <thead> <tr> <th data-bbox="405 1241 620 1353">Property Size</th> <th data-bbox="620 1241 824 1353">Market Rent PCM</th> <th data-bbox="824 1241 1023 1353">10% below market rent PCM</th> </tr> </thead> <tbody> <tr> <td data-bbox="405 1353 620 1385">4 bed</td> <td data-bbox="620 1353 824 1385">£1800</td> <td data-bbox="824 1353 1023 1385">£1620</td> </tr> </tbody> </table>	Property Size	Market Rent PCM	10% below market rent PCM	4 bed	£1800	£1620	150 discharge of duty cases in private rented	Start April 2024	<p>This is what landlords want although they want full market rents and not interested in the 10% reduction.</p> <p>Landlords also want us to put their properties back in the condition when it was let – this is what the rent deposit is for. Also, we are exploring Landlords’ Insurance.</p>
Property Size	Market Rent PCM	10% below market rent PCM									
4 bed	£1800	£1620									

		3 bed	£1500	£1350				
		2 bed	£1200	£1080				
		Costings PA (50 x 4 beds, 50 x 3 beds, 50 x 2 beds)						
		Item	4 bed (50)	3 bed (50)	2 bed (50)	Total Cost		
		Incentive	£1000	£1000	£500	125,000		
		Deposit x 5 weeks	£1870	£1558	£1246	233,700		
		One month rent in advance	£1620	£1350	£1080	202,500		
		Rent shortfall (rent – LHA)	£274 PCM	£253 PCM	£208 PCM	£441,000		
		Licence Fee estimate £400 per property				£60,000		
		Insurance max £300				£45,000		
		One Officer				£45,000		
		TOTAL				£1.152,200		
5	A New Deal for landlords – delaying evictions	Extending Evictions Scheme – revised This scheme will be offered to Landlords who have already obtained a possession order. <ul style="list-style-type: none"> Option 1 – no rent arrears 				Delaying evictions for at least 100 cases	Start April 2024	This scheme will cost approximately £800k for 100 cases

- Option 2 – rent arrears

What LBC will offer the Landlord: Option 1

- We will offer £1000 incentive to issue a 12 month tenancy
- We will pay upfront the difference between what the tenant can afford and the rent

What LBC will offer the Landlord: Option 2

- We will offer 50% of rent arrears – max £3000
- £1000 incentive payment
- Shortfall in rent for 12 months
- In return Landlord to issue a 12 month tenancy

Option 1: costing PA – no rent arrears

For a 12 month AST	2 bed	3 bed	4 bed
Landlord incentive	£1,000	£1,000	£1,000
Tenant shortfall	£3,924 PA	£4,836 PA	£5,448 PA
Total per property	£4,924	£5,836	£6,448
Cost for 100 No fault eviction – AST's	£162,492	£192,588	£212,784
Total			
£567,864			

N.B Tenant shortfall is difference between LHA and market rent

Option 2: costing – with rent arrears

For a 12 month AST	2 bed	3 bed	4 bed
Pay off 50% of arrears up to £3000	£2400	£3000	£3000
Landlord incentive	£1000	£1000	£1000
Tenant shortfall in rent	£3,924 PA	£4,836 PA	£5,448 PA
Total per property	£7,324	£8,836	£9,448
Cost for 100 eviction AST's with T arrears	£241,692	£291,588	£311,784
Total			
£845,064			

N.B Tenant shortfall is difference between LHA and market rent

OR

Option 2: costing – with rent arrears requesting a 4 month extension

For 4 month extension	2 bed	3 bed	4 bed

		Pay off arrears up to £3000	£2400	£3000	£3000			
		Landlord incentive	£1000	£1000	£1000			
		£300 Peppercorn rent for 4 months	£1,200	£1,200	£1,200			
		Total per property	£4,600	£5,200	£5,200			
		Cost for 100 eviction AST's with T arrears	£151,800	£171,600	£171,600			
		Total £495,000						
6	Review leasing arrangements	Block	Number of units	Size of units	Lease end date	?	As leases are to be renewed	
		Unity House	53	52 x 2, 1 x 3 beds	1 st October 2024			
		Eris House	12	12 x 1 beds	23 March 2025			
		Eaton Green	96	Various	5 th September 2027			

		Belmullet House	15	1 x 1, 14 x 2 beds	26 May 2025			
		Wesley House (4 leases)	134	14 x 0, 48 x 1, 72 x 2 beds	June/Sept/Dec 2025 & Jan 2026			
7	Landlord Campaign	Run campaign to get more landlords involved in the Landlords' Forum and giving us properties.			More private lets offered to the Council.	Start April 2024	This will have to go through the procurement portal.	

Updated: 04/03/24