

RECOVERY PLAN UNDER-PERFORMING INDICATOR

Q3 2019/20

INDICATOR NAME

Number of households in temporary accommodation.

CURRENT PERFORMANCE

Outturn	26
Target	10

HISTORIC PERFORMANCE

	Q3 2018/19	Q4 2018/19	Q1 2019/20	Q2 2019/20
Outturn	18	20	29	25
Target	10	10	10	10

REASONS FOR CURRENT UNDERPERFORMANCE

We are continuing to find it very challenging to reach our target of 10 or less homeless families in emergency accommodation, due to the ongoing lack of temporary accommodation and affordable private rentals.

The Homelessness Reduction Act has also meant we have to assist a larger number of people. This often involves providing emergency accommodation for up to 56 days or longer.

PROPOSED ACTIONS TO CORRECT UNDERPERFORMANCE (OR REASONS WHY NO ACTION NECESSARY)

The Housing team is continuing to meet each week to collectively identify solutions to each homeless household's situation.

As soon as we are aware a temporary property is becoming available a plan is made to get it ready for re-let as soon as possible.

We are continuing to negotiate with local letting agents and landlords to secure as many properties as we can. We are looking into a rent guarantor scheme, which would involve the Council acting as a guarantor for some lower risk tenancies (this is because most agents and landlords require 6 months' rent in advance when a tenant doesn't have an income equivalent to 30 times the monthly rent of the property).