

Rough Sleeper Accommodation Programme

- 1.1 The Department for Levelling Up, Housing and Communities (DLUHC) invited Councils, working closely with delivery partners and local stakeholders to submit Proposals and Bids for the Rough Sleeping Accommodation Programme (RSAP)
- 1.2 RSAP's objective is to provide Move-On homes, available as long-term assets, and accompanying support services to rough sleepers, or those with a history of rough sleeping, currently in emergency accommodation, to achieve a sustainable reduction in rough sleeping.
- 1.3 The delivery routes are eligible under the programme are:
 - a) Purchase and repair of properties, either as freehold or on a long lease
 - b) Acquisition of a second-hand existing dwelling, or dwellings, on the open market, which are already of a standard and condition suitable for affordable housing letting
 - c) Refurbishment and repurposing of existing stock
 - d) Development of new build properties
- 1.4 The accommodation must be delivered ready for occupation no later than 31 March 2024. Due to the time constraint, it is proposed to apply for the scheme under route a) purchase and repair of properties, with the aim of any works required to the acquired properties will not to be substantial.
- 1.5 The properties must be offered to rent on Homeless Tenancies under the Housing Act 1985 and are to be awarded for a maximum duration of two years, or three years in exceptional circumstances. RSAP's objective is to recycle the stock to support a larger number of residents in need.
- 1.6 Properties acquired under RSAP must be offered to rough sleepers, or those with a history of rough sleeping for the duration of 30 years. After that point the Council is free to use the stock in whichever way it sees fit.
- 1.7 Proposals for the bid must be submitted by the Council (on behalf of the partners who have collaboratively developed the Proposal, if the application is joined with a Registered Provider) by 12pm noon on 13 April 2022.
- 1.8 In order for the Council to deliver a joined application, the partner organisation must be a Registered Provider (RP). Knowle Green Estates (KGE) are not currently a RP, but a DLUHC Adviser informed that there

may be a potential to transfer the properties to KGE at a later date (when KGE becomes a RP).

- 1.9 The Council could partner with other RPs operating in the Borough, however it is proposed to proceed with the application without entering a partnership agreement. This approach, will enable the Council (or KGE in future) to retain the ownership of the assets and thus, retain control of the assets.
- 1.10 All payments will be made under Section 19 of the Housing and Regeneration Act 2008. Section 19 payments will be issued by Homes England to the Council. Capital payments will be made in three instalments: 45% on acquisition; a further 50% on start on site; and a final 5% on practical completion. The 6 properties, would enable the employment of a 0.5 FTE resource to provide support.
- 1.11 Delivery of successful Proposals and Bids will be monitored and overseen against the deliverables, timetable and project management plan set out in the original Proposal and Bids (as amended in agreement with DLUHC and Homes England post-submission). Payment is contingent on continuing engagement with monitoring and evaluation activities.