

MHCLG PROFORMA – GREATER MANCHESTER COMBINED AUTHORITY

Introduction

This submission sits alongside the 10 GM Local Authority proformas and gives a regional view of demand and supply plans, with particular focus on GM wide programmes of activity including A Bed Every Night, Housing First, and the Ethical Lettings Agency.

This submission includes the number of people who are currently still rough sleeping in Greater Manchester, because their safe accommodation is just as critical as ensuring that no one is returning to the streets. Greater Manchester has long committed to accommodation for all, and maintains this through our next steps planning.

This submission is supported by key regional stakeholders including the Greater Manchester COVID-19 Emergency Committee, Greater Manchester Health and Social Care Partnership, Greater Manchester Housing Providers, and the Greater Manchester Homeless Action Network.

It should be noted that the financial investment in the plans outlined below is largely from time limited and non-recurring funding. There is a real risk to the sustainability of this work without a longer term commitment to accommodating those who are rough sleeping or at imminent risk. Local Authorities are facing extreme funding challenges and call on Government to provide the necessary funding certainty to help us protect the most vulnerable.

GMCA welcomes the Government announcement of £140m of capital and revenue funding for 3,000 new homes for people experiencing rough sleeping this year. Local Authorities are progressing plans to deliver homes through local and regional channels across new supported housing, social housing, and private rented tenures with varying levels of support that meet the needs of the cohort identified below.

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1.0 DEMAND SUMMARY

Total Greater Manchester immediate demand:

- Single people accommodated in emergency accommodation due to Covid response: 468, of which 439 places cannot currently be maintained for as long as needed (end date July 2020)
- Single people accommodated in temporary accommodation due to Covid response (LA exercised additional powers): 351
- Single people currently sleeping rough and requiring urgent Covid accommodation response: 80

Of these:

- Are EEA nationals with no access to public funds: 51
- Other Non UK Nationals with no recourse to public funds by condition of their immigration status: 39

Breakdown of accommodation type demand against supply RAG rating- Based on LA Proformas

	Accommodation type	Assessed demand	Supply RAG rating
1	Housing First/Supported Housing with intensive support	112	Housing First Supported Housing
2	Supported housing or housing led with floating support	426	Supported Housing Intensive floating support
3	PRS/social housing tenancy with start-up floating support	237	PRS tenancies at social rent level Social tenancies Floating support
4	Assistance to reconnect to family and friends/return home	33	Mediation and community services
	<i>Total:</i>	808	

2.0 SUPPLY BREAKDOWN

Existing supply to meet demand

	Short term/temporary		Longer term/settled
<i>A Bed Every Night</i>	170 new/empty places (of total 487 units) available from July 2020 – March 2021	<i>Housing First</i>	130 units for entrenched rough sleepers and people who are homeless with multiple and complex needs

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			from August 2020 – March 2021.
		<i>Ethical Lettings Agency / Private Rented Sector</i>	Voids from existing 600 property portfolio as available – expected 4.7% annual void rate (27 properties in 12 months)
		<i>Social Housing allocations</i>	GMHP commitment to 25% of all one-bed properties as void over the coming 12 months. Exploring further commitment.
		<i>Additional LA procured s/t accommodation</i>	300 units; across planned new temporary and settled accommodation provisions.
Totals:	170		Minimum 457 (over 12 months)

Supply to meet demand / in development

	Short term/temporary (potential)		Longer term/settled (in development)
<i>Everyone In – hotel/TA extensions</i> <u>Requires additional funding</u>	e.g. MCC – 89 hotels spaces that can be retained to the end of August Tameside – (16 x3 beds) 48 units of emergency accommodation can be maintained for 12 weeks Wigan – 31 hotel spaces for another month Rochdale – 20 hotel spaces for two months	<i>Registered Social Landlords (1)</i>	All Local Authorities working with existing partners to increase nominations and direct lets to support the current homelessness/Covid pressure – Greater Manchester Housing Providers.
<i>GM A Bed Every Night</i>	6 LGBT+ spaces in Manchester, available as of 1 st October 2020	<i>Registered Social Landlords (2)</i>	Some Local Authorities exploring new nominations agreements with Registered Social Landlords.

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<i>GM A Bed Every Night expansion</i> <u>Requires additional funding</u>	75 additional spaces needed to meet short term immediate supply gap.	<i>Ethical Lettings Agency (1)</i>	Ethical Lettings Agency has a growth and investment strategy with a range of social and property investment funds to support a lease model at scale. This is expected to deliver 165 units in next 12 months.
<i>GM A Bed Every Night expansion</i> <u>Requires additional funding</u>	80 units of complex needs supported accommodation provision - to provide suitable accommodation and support for recovery and safeguarding.	<i>Ethical Lettings Agency (2)</i>	Ethical Lettings Agency will provide access for all LAs to the Help2Rent Transition Insurance product. Resource for 1,000 tenancies available. Aim to deliver in next 12 months, from August 2020.
		<i>Housing First</i>	Additional investment and re-profiling work to identify scope for more support workers, increasing referrals by 45 people in 2020/21.
		<i>Further LA developments</i>	357 units; from modular specialist units, local PRS access plans, new supported accommodation
Totals:	372		Upwards of 1,567 (over 12 months)

Meeting immediate demand through short term accommodation:

Emergency accommodation step down and rough sleepers: 439 + 80 = 519

ABEN expansion and LA hotel extensions: (ABEN 170 + 6 + 75 +80) + (Extensions 89 +48 +31+20) = 519

3.0 ADDITIONAL SUPPORT SERVICES

Additional support resource is necessary for people with medium level support needs who do not need supported housing or intensive housing first solutions, but varying levels of **floating support**. As above, over 600 people have been identified as needing being able to access a tenancy but needing some level of additional support to do so. It is proposed that £4,000 per person for 6 months support will provide suitable resource into local

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organisations, including the voluntary and community sector, to deliver flexible, personalised models of floating support to build tenancy sustainment. There is scope to invest in voluntary, community and social enterprise organisations to deliver value for money services that are well embedded in local networks. Revenue required £2,400,000.

80 people maintain their presence on the streets despite the Everyone In/Covid efforts and the well-established A Bed Every Night approach. **Specialist supported accommodation** pathways are necessary for this group of people with entrenched and complex needs to access quality health, care and support in appropriate accommodation settings. GMCA is looking to expand A Bed Every Night to include a specialist complex needs provision for these people, working with social care, CCGs, and Public Health to provide suitable accommodation and support for recovery and safeguarding. A year's high quality support at £22,000 per head for 9 months (based on in-patient stay costs and complex needs detox facilities) is necessary to bring about real change and recovery for this cohort. Revenue required £1,900,000.

Outreach/in-reach health and support services have worked closely with accommodation providers to ensure continued access for those who require it whilst in emergency accommodation. Continued and improved access to substance misuse, mental health and primary care has been made available to the hotel sites through service collaboration and amending prescribing practises to ensure that movement of people does not disconnect them from treatment or support.

Work is underway to ensure residents do not lose connection to services and are able to build on progress they have made. Elements of health-related support have been outlined in the A Bed Every Night specification and will be delivered through existing health system collaboration and locally commissioned services, aligned specifically to this accommodation.

The health-related support to ABEN that is in development will include;

- Access to General Practice including technology to allow remote access
- Mental health support, including peer support from Groundswell
- Drug and alcohol services providing support, including harm reduction interventions
- Covid-19 testing pathway
- Provision of screening and immunisation (Hepatitis C, Influenza)
- Access to other primary care services (dental, optometry)

Local Authorities will work with existing rough sleeper/emergency accommodation cohort to ensure that all mediation avenues are actively explored. To support with this, a new 12 month **homeless prevention and relief support service for people under 25** will be rolled out in August 2020 (in development). It is estimated that this service will support a minimum of 350 people. This service will develop into a 3-4 year social outcomes contract focused on settled accommodation sustainment, wellbeing, and meaningful activity. (£6m including investment from the Reform Investment Fund with matched local contributions).

Additional services have been commissioned to enable **immigration legal advisors** to provide support to 60 A Bed Every Night NRPf cases, to resolve immigration issues where possible and improve move on options for this cohort who have previously become "stuck" in the system. (£70,000 A Bed Every Night funding)

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EEA nationals have and are being assessed in terms of EUSS. For those who wish to return to country of origin this is being facilitated through the Booth Centre’s reconnection service. NRPF cases have and are being provided with legal advice. The ability to get ID, in particular passports and the limitations on flights has a considerable effect on how viable an option this is at the end of June. (Services commissioned jointly by Greater Manchester Local Authorities)

Support for PRS renters being developed relating to Covid-19 rent arrears and eviction prevention – working with colleagues from GM Housing Providers, NRLA, Fair Housing Futures and GM authorities to put together and communicate practical guidance and supporting documentation. Resources permitting, this could extend to advice and support for landlords and tenants in applying the principles of the pre-action protocol. Objective is to prevent evictions from the PRS adding to scale of homelessness & rough sleeping.

Voluntary and community organisations are being supported to maintain or expand frontline services to people experiencing homelessness where there are gaps in provision in this next phase of activity. (GMMC £250,000)

4.0 NEXT STEPS FUNDING POSITION

Investment source	Total amount	Funding breakdown
Regional level funding	£13,000,000	<p>A Bed Every Night- £4,750,000 GM Health and Social Care Partnership Joint Commissioning Board: £1,000,000 GMHSCP core budget: £1,000,000 Greater Manchester Mayor’s Charity: £594,000 GM Mayoral Precept: £2,000,000 GM Police and Crime Commissioner: £250,000 Probation Services: £250,000TBC / <u>additional required from other sources if this cannot be met</u> Evaluation carry over: £50,000</p> <p>GM Housing Investment Fund - £5m</p> <p>Greater Manchester Mayor’s Fund (Phase 4 Fund) - £250,000</p> <p>GM Reform Investment Fund: £3m</p>
National funding	£8,057,000	<p>Trailblazer: £700,00 (into Ethical Lettings Agency) 2020/2022 Rough Sleeper Initiative: £4m GM 20/21 Housing First: £3m for 20/21 PRS Access Fund: £357,000 into Ethical Lettings Agency</p>
Additional required	£5,000,000	<p><u>GMCA Revenue Funding Ask:</u> GM A Bed Every Night expansion: £700,000 for 75 additional beds to March 2021. Subject to flex.</p>

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	See LA Proformas	<p>GM A Bed Every Night complex needs supported accommodation provision: £1,900,000</p> <p>Move on support fund: £2,400,000 (£4,000 x600 person support fund)</p> <p>Local Authorities Funding: See LA Proformas: <i>Everyone In short term hotel extensions: Revenue funding required for additional places</i> See LA Proformas: <i>Medium to long term move on capacity, development and support costs in temporary, supported, and settled accommodation</i></p>
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	Rough Sleeping Initiative Delivery Plan		
	Lead Local Authority	<i>[Greater Manchester Combined Authority]</i>	
		Cost	Comments (as appropriate)
			KEY
Intervention 1: GM Co-ordination	GM Co-ordination		
	1 (FTE) GM Outreach Co-ordinator	£45,500	In post
	Data and systems GM Think Licence costs	£18,000	Remains –system development and roll out progressing
	1 (FTE) Public Service Integration Officer	£50,339	To start end of June 2020, 12 month contract
	Navigator network and training offer	£3,000	Remains:

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			<ul style="list-style-type: none"> Frontline rough sleeper workers practise forum – training identified as needed
	Wider workforce training	£9,000	Remains: <ul style="list-style-type: none"> Local partnership workforce development Technology support budget
Intervention 2: GM Mental Health Commissioning	Mental health Spot Purchase fund	£150,000	Continued funding of initiatives (see below) commenced in 2019/20 across the RSI areas Bolton, Bury, Rochdale, Oldham, Stockport and Trafford. <ul style="list-style-type: none"> D/D worker Julie Davey started on 17th Feb 0.9FTE working in Oldham and Rochdale. Psychologist 0.6FTE to work in Oldham, Rochdale Stockport and Trafford Bolton and Bury 0.7FTE Psychologist <p><u>Development of joint commissioned assessment, triage and care co-ordination services – being scoped.</u></p>
	1 (FTE) Psychologist including Administration and overheads	£74,111	Included with above spend/service development.
Intervention 3: Local Workforce	8 (FTE) Outreach Workers	£266,800	8 (FTE) £306,800 Outreach Provision to remain in the current allocation breakdown across the 6 local authorities in the following way: Bolton – 2.5 (FTE) posts Bury – 1.5 (FTE) posts Rochdale & Oldham – 2 (FTE) posts Stockport and Trafford - 2 (FTE) posts ALL IN POST
	2 (FTE) Outreach Workers	£71,939	2 new Outreach Workers to supplement the existing provision in Rochdale and

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			Oldham. Part of current contract with Sanctuary. IN POST
	3 (FTE) Navigator posts	£134,469	Change proposed to fund 1 x 0.5 Outreach post in Bury, providing an in reach/outreach role and use the underspend (£20k) allocated to Rochdale and Oldham who will recruit 1 navigator each. Stockport and Trafford will be allocating this funding Foundations to provide 1 FTE working across both areas. SEEK TO BE IN POST BY END OF JULY 2020 – 12 MONTH FIXED TERM
	Navigator Personalised Budgets	£15,000	Remains