

ITEM 12

**Recommendation from Cabinet
10th March 2020**

Coventry City Council

Minutes of the Meeting of Cabinet held at 2.00 pm on Tuesday, 10 March 2020

Present:

Members: Councillor G Duggins (Chair)
Councillor A Khan (Deputy Chair)
Councillor K Caan
Councillor P Hetherton
Councillor K Maton
Councillor J Mutton
Councillor M Mutton
Councillor J O'Boyle
Councillor P Seaman

Deputy Cabinet Members Councillor P Akhtar
Councillor R Ali
Councillor G Lloyd

Non-Voting Opposition Members: Councillor J Blundell (Substitute for Councillor A Andrews)
Councillor G Ridley

Other Members: Councillor N Akhtar R Lakha

Employees (by Directorate):

People: G Quinton (Deputy Chief Executive (People)), D Ashmore, J Crawshaw

Place: T Cowley, B Hastie, L Knight, R Moon, J Newman, G Payne, S Wiles

Apologies: Councillors A Andrews, B Gittins, T Khan and D Welsh

RECOMMENDATIONS

100. Options to Increase the Supply of Affordable Permanent Housing for Households Living in Temporary Accommodation

The Cabinet considered a report of the Deputy Chief Executive (People) which set out proposals to increase options for the supply of affordable permanent housing for households living in temporary accommodation.

A corresponding private report was also submitted to the meeting setting out the commercially confidential matters of the proposals. (Minute 106 below refers.)

The Council had been experiencing an increase in the number of households living in temporary accommodation. The length of time households were required to live in temporary accommodation was also increasing. Not only was this unsuitable for households but it also placed significant financial pressure on the housing service. Critically, there was insufficient and affordable permanent accommodation available. Increasing the supply of this type of accommodation was a key priority of the Council.

The gap between the cost of temporary accommodation and housing benefit subsidy grant was met by the Council and as activity had increased in temporary accommodation, this was creating a significant financial pressure.

A proposal was put forward by Cornerstone Partnership, a social enterprise, offering the Council access to affordable permanent accommodation. Access to the properties would be passed over a 2-year period but would ultimately give access to 103 permanent properties at the Local Housing Allowance rental level for the City. Nomination rights would enable the Council to fill these properties with families from temporary accommodation, ending main housing duty and reducing temporary accommodation activity.

It was noted that all aspects of the proposal had been considered and compared against other possible options. The outcome of this work was that this option would create financial benefits and allow quick access to a large number of affordable permanent properties. It was therefore proposed to enter into a 15-year transaction with Cornerstone Partnership for the supply of temporary accommodation for two years and permanent accommodation for fifteen years.

RESOLVED that, the Cabinet recommend that Council:

- 1. Approve the amount specified in the private report, to be funded from the Housing and Homelessness Revenue Budget over the 2 year period.**
- 2. Approve the Cornerstone partnership transaction and delegate authority to the Director of Housing and Transformation, following consultation with the Cabinet Member for Communities and Housing, to agree detailed terms of the transaction and to enter into the relevant legal agreements and associated documents necessary to complete the transaction.**