



**PENWITH DISTRICT COUNCIL**

**CHARLES TERENCE ESTATES**

**PROVIDERS OF ACCOMMODATION**  
**AND SUPPORT LTD.**

**SUMMARY OF**  
**PARTNERSHIP**

## **Introduction; the need for partnered working**

Government has targeted a reduction in temporary accommodation used to accommodate individuals and families accepted as homeless by local authorities.

### **Penwith's Vision 2006-2025**

The Council has developed a long term vision for the area that aims at enhancing the quality of life of our local community through action to improve the economic, social and environmental well-being of the area and its inhabitants.

The Vision itself is a clear statement of how the area wants to see itself in 20 years time in 2025 along with short, medium and long term actions required in order to get us there.

#### **The Vision Statement is as follows:**

**"The long term vision for Penwith is to have a prosperous, vibrant economy, with employment opportunities for all. Our communities will be safe, strong and healthy with sufficient housing to meet all our needs. Our unique environment and culture will be protected and enhanced for the benefit of the community and our visitors."**

Along with the Vision Statement there are eight key long term outcomes that the community wanted to see achieved in Penwith, and below each of these outcomes emerged priorities.

#### **LTO2 - Housing - An area that has sufficient quality housing for all our community needs**

- Deliver new affordable homes.
- Prevent homelessness through advice and prevention.
- All residents have a realistic opportunity of a decent home that is energy efficient, healthy and designed for life, whether they own or rent.

### **Council Priority 2.3**

*All residents have a realistic of a decent home that is energy efficient, healthy and designed for life, whether they own or rent.*

Performance towards this council target is monitored through the following Performance Indicators:

BV64	Number of vacant properties returned into occupation as a result of council action.
HL7	% improvement in energy efficiency throughout the district.
HL11	Number of Homesafe applications approved to improve the quality of private housing.

- BV183a Average length of stay (in weeks) in B&B accommodation, of households which include dependant children or a pregnant woman and which are unintentionally homeless and in priority need.
- BV 202 The number of people sleeping rough on a single night within the Council's area.
- BV 203 % change in the average number of families which include dependant children or a pregnant woman, placed in temporary accommodation under the homelessness legislation compared with the average from the previous year.
- BV 213 Number of households who considered themselves as homeless, who approached the local housing authority's housing advice service(s), and for whom housing advice casework intervention resolved their situation.
- BV 214 Proportion of households accepted as statutorily homeless who were accepted by the Council within the last two years.
- HL 10 Reduce the use of temporary accommodation by 50% by 2010 (baseline figure is 220 homes, December 2004). Local PDC target is to reduce B&B use to zero by March 2008, PSL use reduced to 167 (2007/2008) 71 (2008/09).
- BV78a Average time for processing new Housing Benefit claims.

### **Informing the Partnership arrangements**

In developing the partnership arrangements between Charles Terence Estates and PAS Ltd, Penwith District Council aim to:

- Deliver the authority's strategic aims, objectives and priorities.
- Contribute to the fulfilment of the authority's strategies for Housing, Empty Properties, Advice and Homelessness, Community Safety, Town Centre Regeneration as well as the Local Development Framework.
- Improve performance, on Best Value Performance BVPI 64 through direct intervention to reduce the number of dwellings that suffer Category 1 Hazards under the Housing Health and Safety Rating System, and the number of non-decent homes made decent (or demolished) and the number of vacant properties brought back into use.
- Contribute to the achievement of targets identified by

Penwith Community Plan and 2025 Vision  
 Cornwall Sustainable Community Strategy  
 Market and Coastal Towns Initiative  
 West Cornwall Together, and Neighbourhood Renewal Strategy

- Target resources at key areas for action highlighted by the Private Sector House Condition Survey and the Local Area Agreement.

### **Historical aspects – the reasons for the project and how it came about**

The Office of the Deputy Prime Minister (ODPM) reported to Penwith District Council in July 2005 regarding the issues surrounding overall numbers (particularly singles) in temporary accommodation and sleeping rough in the district, highlighting a lack of housing for this client group

Penwith Officers were introduced to Charles Terence Estates (CTE) Ltd and Providers of Accommodation & Support (PAS) Ltd through the Supporting People Team, having a proven track record in providing supported housing with a Beacon Authority (Bournemouth City Council).

A scoping meeting was arranged on 2 August 2005, to discuss ways in which CTE/PAS may be able to assist in the delivery of affordable housing for Rough Sleepers. At the time of the meeting the main priority for Penwith was highlighted as the high number of clients in Bed & Breakfast and temporary accommodation (242 of which 72 were single people), with only a handful of people (8) sleeping rough. The other issue to be addressed was the length of time clients had spent in temporary accommodation (in some cases in excess of 2 years).

A further meeting took place on 15<sup>th</sup> September 2005 which identified the gaps which existed in available affordable housing.

A site visit to Bournemouth took place on 7 October 2005 to see the successful partnership between Bournemouth City Council and CTE/PAS, involving key housing management with the authority as well as Directors of PAS/CTE. This provided the basis of an initial report to Social Economic and Environment (SEE) Committee on 07 December 2005.

Further reports were presented to Committee as detailed in the table below.

<b>Committee</b>	<b>Date</b>
SEE	07/12/05
Resource	15/03/06
Resource	14/06/06
Resource	13/09/06
Resource	01/08/07
Resource	19/09/07
Resource	31/10/07

The reports to resource were seeking permission to utilise second homes Council Tax and Private Sector Renewal funding for the project.

The project has been the main driver in the reduction in the use and high cost of unsuitable temporary accommodation for single homeless. More recently the project has helped reduce the amount of homeless families in private sector leased homes, B&B or other temporary accommodation. Penwith were the first Authority in the South West to enter into partnership with CTE/PAS for a project of this nature and to-date, Restormel, North Cornwall, Carrick, and Kerrier have developed similar projects to help in the fight against homelessness and to reduce the use of temporary accommodation.

### **The relationship between CTE and PAS Ltd**

CTE operate as a property procurement and refurbishment company, with Stephen Fowley as Director, PAS operate as a support/management company under the directorship of Denis Dixon. All of the properties in the project are procured and refurbished by CTE, but only the shared houses used for the accommodation of vulnerable hard to house single clients are managed by PAS.

### **Procurement and refurbishment**

The properties have been procured in a pilot property followed by three phases: Phases 1 & 2; properties for the accommodation of single vulnerable homeless clients, Phase 3; properties for the the accommodation of homeless families and an assessment centre for the single vulnerable clients.

Procurement costs have been met by CTE with financial support on the family units from Penwith District Council through Second Homes Council Tax funding. Due to the reduction in private sector renewal funding in 08/09 and uncertainty about the future of second homes council tax, the third phase of the project has been remodelled and subsequently reduced.

Refurbishment costs for the singles accommodation (including the Assessment Centre) have been obtained through the Council's Private Sector Renewal Policy (Homesafe) to an HMO specification agreed between CTE, Housing Enforcement Officers and Fire Safety Officers. The standards attained within these properties in terms of fire safety are the highest in the district.

In general terms the properties are all compliant with the Housing Health and Safety Rating System under the Housing Act 2004, have gas and electrical certification to national standards of compliance, and have fire detection systems and ancillary services to nationally agreed standards with appropriate certificated documentation.

### **Project aims**

The principle aim of the project is to deliver support and accommodation to vulnerable homeless clients to enable them to integrate and be self sustaining within the community.

In particular the project aims to:

- Procure and refurbish properties for the accommodation of single persons on the Homeseekers' Register in need of support in shared houses
- Procure and refurbish properties for the accommodation of families on the Homeseekers' Register without support
- Investigate the potential for sub-lease of the refurbished properties to other partner organisations for the accommodation of persons in need of support to allow for fluctuations in demand

When the project was started there were high numbers of single clients in B&B accommodation, at high cost to Penwith, and no immediate hope for the client to move out of this temporary accommodation.

The project has been successful in reducing the numbers of single persons in temporary accommodation shared houses may now be used as a prevention measure for homelessness.

### **PAS; the delivery arm of support for the project**

Following a Supporting People bid for the delivery of support in April 2007, funding is now in place to deliver support through the three main phases of the project, initial assessment, through to shared housing with integral support, eventually into move-on properties which is the last step before the client is signposted into independent living.

The length of time the client spends within the project depends upon the circumstances of the client and the client themselves. The properties are run as **dry, drug free** properties, and the overall project offers an opportunity for on site support and development, (as opposed to floating support which is a more traditional approach in this area of housing).

Other client groups housed through the project are single persons with no support issues, and families which are priority homeless according to the terms of the Homeseekers' Register.

Tenants are initially assessed for support needs in a dedicated centre, then move through to shared supported housing until being able to pass to Move-on properties where they can develop final skills for unsupported living in the private sector.

### **Funding**

As previously stated the renovation costs have have been funded as a repayable loan provided through the Councils private sector renewal fund delivered under the Homesafe policy which has been available to the public for a number of years. Procurement costs for the family projects have been assisted through second homes Council Tax.

Tenants accommodated under the scheme are liable for rental costs as well as Council Tax.

### Project Team

<b>Function</b>	<b>Penwith District Council</b>	<b>PAS Ltd</b>
<b>Project Manager</b>	Allan Hampshire	Denis Dixon & Carl Bradley
<b>Finance</b>	Steve Hudson	Mike King
<b>Legal</b>	Simon Mansell	Les Lawrenson
<b>Public Relations</b>	Barry Turnbull (01736) 336634/07764 347969 barry.turnbull@penwith.gov. uk	John Mouldsdale (01202) 306070 & Karl Trevis (01209) 219158
<b>Operations</b>	Gila Trevena	Karl Trevis & Carl Bradley
<b>Property Standards</b>	Rod Porter	John Mouldsdale

### Website links

Further information on the partners involved in the project can be found on the following links

[www.penwith.gov.uk](http://www.penwith.gov.uk)  
[www.pasltd.uk.com](http://www.pasltd.uk.com)