

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO HEALTH & HOUSING COMMITTEE

Agenda Item No.

meeting date: THURSDAY, 11 NOVEMBER 20109
title: PILOT SHARED HOUSING SCHEME AIMED UNDER 25 YEAR OLDS
submitted by: MARSHAL SCOTT – CHIEF EXECUTIVE
principal author: RACHAEL STOTT – HOUSING STRATEGY OFFICER

1 PURPOSE

1.1 To inform Committee of a pilot scheme aimed at housing under 25 year olds, to be delivered in partnership with Ribble Valley Homes.

1.2 Relevance to the Council's ambitions and priorities:

- Council Ambitions – To meet the identified housing need in the borough.
- Community Objectives – Meeting the needs of young people.
- Corporate Priorities - None
- Other Considerations - None

2 BACKGROUND

2.1 One of the Housing Needs Section's most difficult client groups to find a property is the under 25 year olds age range. The difficulty for this age group is affordability as they are often on low incomes and single. Any supported accommodation like The Sidings and the YMCA properties are a great asset but are limited in the units provided and also they are aimed at helping under 25 year olds not in work (as they can claim housing benefit to cover the support element of the scheme). This problem will be further exaggerated when the lower rate of local housing allowance (single room rate) which is currently paid to 25 year olds is extended to be reduced for all under 35 year olds.

2.2 In an attempt to address this issue the YMCA have leased a property from Ribble Valley Homes which will be rented out to two under 25 year olds and support will be provided by YMCA on a weekly basis. However this scheme is only available to under 25 year olds not in work.

3 ISSUES

3.1 This leaves the client group of under 25 year olds in work with limited options in the borough. Recently completed landlord/ tenant flat schemes like Waterloo House, with the rent levels reduced to local housing allowance rates, are still too expensive for working under 25 year olds. To address this issue, Ribble Valley Homes have agreed to pilot a scheme of two working under 25 year olds sharing a property. All under 25 year olds on the waiting list will be contacted to see if they would consider a share, along with those young people who are seen by the Housing Needs Officers.

3.2 As the scheme will provide young people with their first tenancy they will all received support from Calico. This will assist them in setting up and maintaining the tenancy and the support will be funded through Supporting People.

3.3 Further financial assistance may be required to provide basic household furnishings eg cutlery and crockery, pots and pans, toasters etc. The need for assistance would be investigated for each individual client and the proposal is to offer a grant of a maximum of £350 per person.

4 RISK ASSESSMENT

4.1 The approval of this report may have the following implications:

- Resources – The grant for household essentials would come out from Homelessness Grant budget.
- Technical, Environmental and Legal - None
- Political – This age range currently has limited housing options.
- Reputation – Important that young people in work also have a housing options.

5 **RECOMMENDED THAT COMMITTEE**

5.1 Accept the proposal to set up shared social rented units for under 25 year olds in partnership with Ribble Valley Homes.

5.2 Agree to provide a grant of up to a maximum of £350 per person for household essentials.

CHIEF EXECUTIVE

For further information please ask for Rachael Stott, extension 4567.

RS/CMS
(11111003)