

WESTMINSTER CITY COUNCIL

STATEMENT OF DECISION

SUBJECT: DELIVERY OF ADDITIONAL HOUSING AND SUPPORT FOR HOMELESS HOUSEHOLDS

Notice is hereby given that the Cabinet Member for Housing, Regeneration, Business and Economic Development, has made the following executive decision on the above mentioned subject for the reasons set out below.

Summary of Decision

1. That the Cabinet Member for Housing, Regeneration, Business and Economic Development granted project approval for the Real Lettings initiative as set out in the report to enable the Council to enter into agreements with Resonance and St Mungo's.
2. That the Cabinet Member for Housing, Regeneration, Business and Economic Development delegated authority to the Executive Director, Growth Planning and Housing and the City Treasurer to enter into contractual agreements once these have been finalised and meet procurement regulation requirements as agreed by the Director of Law.
3. That the Cabinet Member for Housing, Regeneration, Business and Economic Development approved the investment of £15m into a Property Fund to support Homelessness.

Reasons for Decision

1. This initiative is required to deliver additional affordable, suitable private sector accommodation to allow the council to meet its homelessness duties at a cost it can sustain against the background of:
 - An increasingly difficult market, marked by rapid increases in rent costs
 - The likelihood of increased numbers of households accepted as being homelessness
 - Changes to national policy and legislation likely - in the short term at least – to constrain the supply of social rented housing, and
 - A shift in emphasis in homelessness policy towards use of resources to prevention.
2. This decision is necessary in order to fulfil the Council's statutory duties to house persons who are defined as homeless under Part VII of the Housing Act 1996 and reduce the costs of fulfilling that duty.

3. This investment provides a cost effective alternative to Temporary Accommodation and provides an additional source of good quality accommodation within London for families in housing need.
4. This represents a positive investment for the Council compared with purchasing properties and providing support itself, continuing to provide long-term Temporary Accommodation.

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