

## **Policy for Strategic Move-on from Supported Accommodation**

### **1.0 Background**

- 1.1 Social housing, provided by Registered Social Landlords (RSLs), in Torbay comprises no more than 8% of total housing stock. As a result the Council works closely with a number of private sector landlords through the Torbay Housing Partnership and the Rent Deposit Account Scheme to make accommodation available to people in housing need. A number of Supporting People providers are also private sector landlords and support is also provided to people already living in the private rented sector.
- 1.2 When vulnerable people have completed a programme of support in accommodation-based Supporting People accommodation they are often ready to move on into more independent accommodation where they can receive floating support if necessary.
- 1.3 Supporting People providers will have planned for this, with service users, as part of the support planning process. As part of this process they are expected to consider all available options, including private sector accommodation, using the Council's rent deposit account or charitable applications, or loans for rent in advance. As part of the support planning process support workers are also expected to assist service users in registering for Homefinder Torbay (the Council's Choice-Based Lettings provider), selecting and bidding for properties and to help them prepare to move and settle into their new accommodation.

### **2.0 Strategic move-on**

#### **2.1 Access to Private Rented Accommodation**

The Supporting People Referral Hub includes the Private Sector Landlord Liaison Team to provide a single point of access to accommodation and support for vulnerable people in housing need and to ensure support is provided to private sector tenants to maximise tenancy sustainment.

2.2 Private rented sector accommodation will be used in the following ways to facilitate strategic move-on:

- A number of private sector units of accommodation will be made available each year by landlords in receipt of grant funding to facilitate strategic move on.
- A contribution to Housing Services Rent Deposit Account Scheme will be made from the Supporting People Grant to facilitate strategic move-on in the private sector.

- An enhanced floating support service for ex-offenders and people with substance misuse issues has been developed to provide specific move-on with targeted support and advice for landlords as well as tenants.

The Supporting People Team will monitor the need for strategic move-on closely over the first year of operation of the Hub.

### 2.3 **Homefinder Torbay (Choice based lettings scheme)**

To ensure all Supporting People service users living in accommodation-based services are prioritised, the support provider must notify Homefinder Torbay when they are ready to move-on into independent Accommodation (with floating support provided if necessary). Their application will then be gold banded and backdated to the date they moved into supported accommodation.

2.4 In some cases the supported accommodation occupied by the person waiting to move may be required urgently (see 2.5 below) by a Supporting People Referral Hub applicant. In these cases Hub staff will investigate whether every reasonable attempt has been made by the provider to secure independent accommodation. (This may include liaison with the Supporting People Team contract manager).

2.5 Cases will be deemed 'urgent' when there are no available vacancies in an appropriate accommodation-based service, no suitable vacancies elsewhere and failure to secure the appropriate service will result in crisis or relapse. For example the person referred is:

- Homeless or unable to remain, or return to, their previous accommodation, or where a specific type of accommodation has been recommended.
- Leaving hospital or residential drug or alcohol treatment
- Unable to receive treatment in the community without access to appropriate accommodation-based support
- Unable to adhere to the conditions of an acceptable behaviour agreement, probation licence or court order without access to appropriate accommodation-based support
- A risk to themselves or other(s) unless they are appropriately housed with support
- Sleeping rough and cannot receive necessary treatment without appropriate accommodation-based support.

2.6 Once the Hub is satisfied that all reasonable avenues for re-housing have been explored through the support planning process, they will make a referral to the Homefinder Assessment Panel. The panel will make a final

decision on whether an “emergency card” can be awarded to facilitate an urgent move-on.

## **2.7 Cases referred to the Panel must be accompanied by:**

- A report from the Hub on the support needs of the person awaiting placement and any related information on the urgency of their requirement for the particular project.
- Confirmation of the measures taken by the provider to find independent accommodation for the person who is ready to move-on
- Whether the support needs of the person awaiting specific supported accommodation could be met elsewhere

## **2.8 The panel will review the information provided by the Hub against the following criteria:**

- The consequences of not meeting the identified support needs of the person referred.
- The information will be assessed against the Panel’s existing Assessment Matrix with risk analysis on Physical Health, Mental Health and Anti-Social Behaviour
- Referrals to the Panel on these grounds should be kept to a minimum and other options for strategic move-on must be explored first.

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