

Capital Plan Post Implementation Review	
Service:	Planning, Housing and Environmental Health
Scheme Title:	Homeless Accommodation
Scheme Description:	Provision to purchase property for temporary accommodation purposes to discharge our duties and manage homeless provision and deliver a cost saving to the Council
Evaluation:	Cabinet 20 March 2018
Capital Plan Year(s)	2018/19
Approved budget	£1,600,000
National Priorities	Homelessness Reduction Act.
Local Priorities	A continuing supply of homes, including affordable housing to buy and rent, and prevention of homelessness
Targets for judging success:	(a) Reduction in use of nightly paid accommodation. (b) Reduction in costs to Council
Completion date (work completed):	September 2018 (for leasehold purchase of a property in High Street, Tonbridge)
Completion date (final payment):	August 2018 (for leasehold purchase of a property in High Street, Tonbridge)
Projected date for post implementation review:	Twelve months from date of first occupancy.
Final cost:	Purchase of the property entailed £1.088m of capital spend plus £65,000 revenue spend of the £1.6m budget provided. The balance of £447,000 is being carried forward to enable additional purchase of temporary accommodation in fulfilment of objectives.
Performance against National and Local Priorities and Targets:	The property provides 6 flats for temporary accommodation – 5 x 1 bed and 1 x 2 bed. Clients would otherwise have to be placed in nightly accommodation, and/or potentially out of borough. Location and quality of accommodation is good. Annual saving in cost compared to placement elsewhere amount to £50,000 per annum.
Budget performance / Value for money:	Overall, there are benefits from this purchase for both TMBC and clients placed. Annual saving in cost compared to placement elsewhere amount to £50,000 per annum Client caseload still continues to increase. Report to FIPAB September 2019 recommends supplementing the balance of funding (£447,000) in order to provide more accommodation to achieve national and local objectives.
Other performance / procurement issues:	None from this purchase
Ongoing / Outstanding issues:	None from this purchase.