

Making Section 32A Work?

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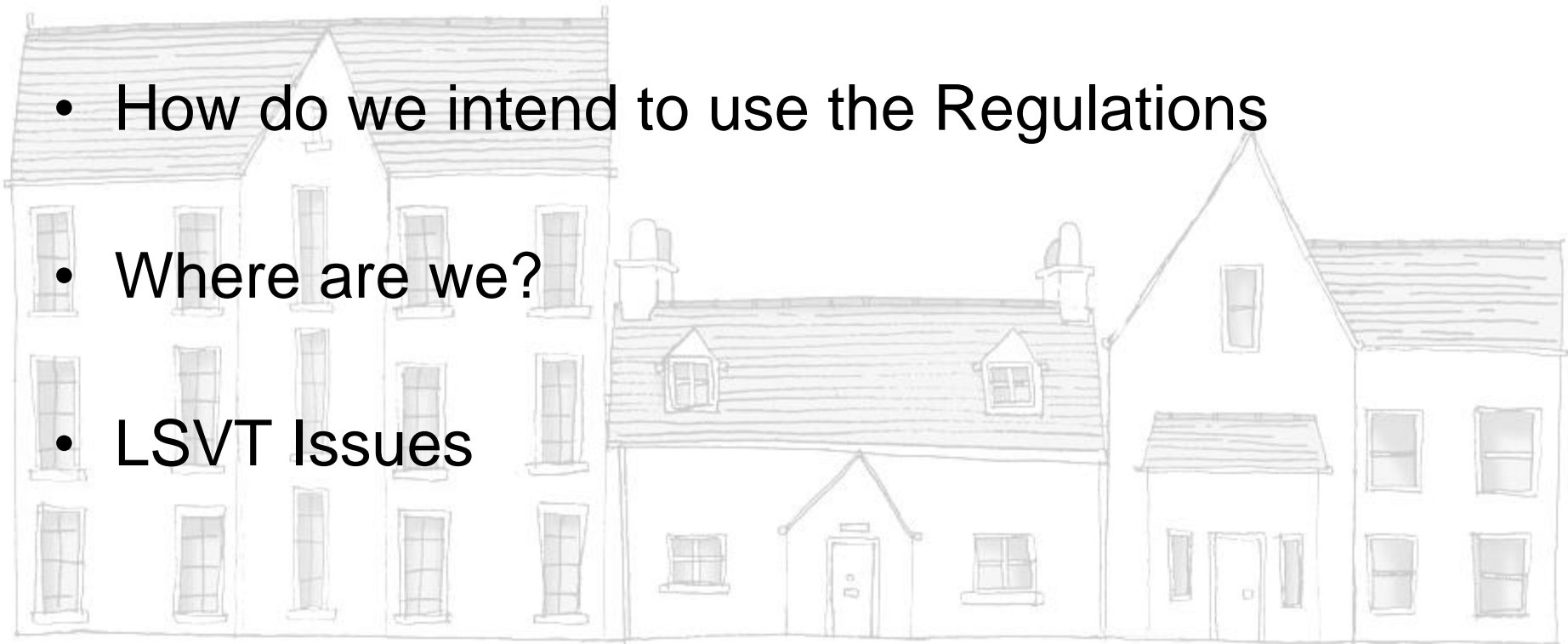
CoSLA

Roseberry House

23rd February 2010

Making Section 32A Work Introduction

- Our Response to the Regulations
- Where can we use the Regulations
- How do we intend to use the Regulations
- Where are we?
- LSVT Issues



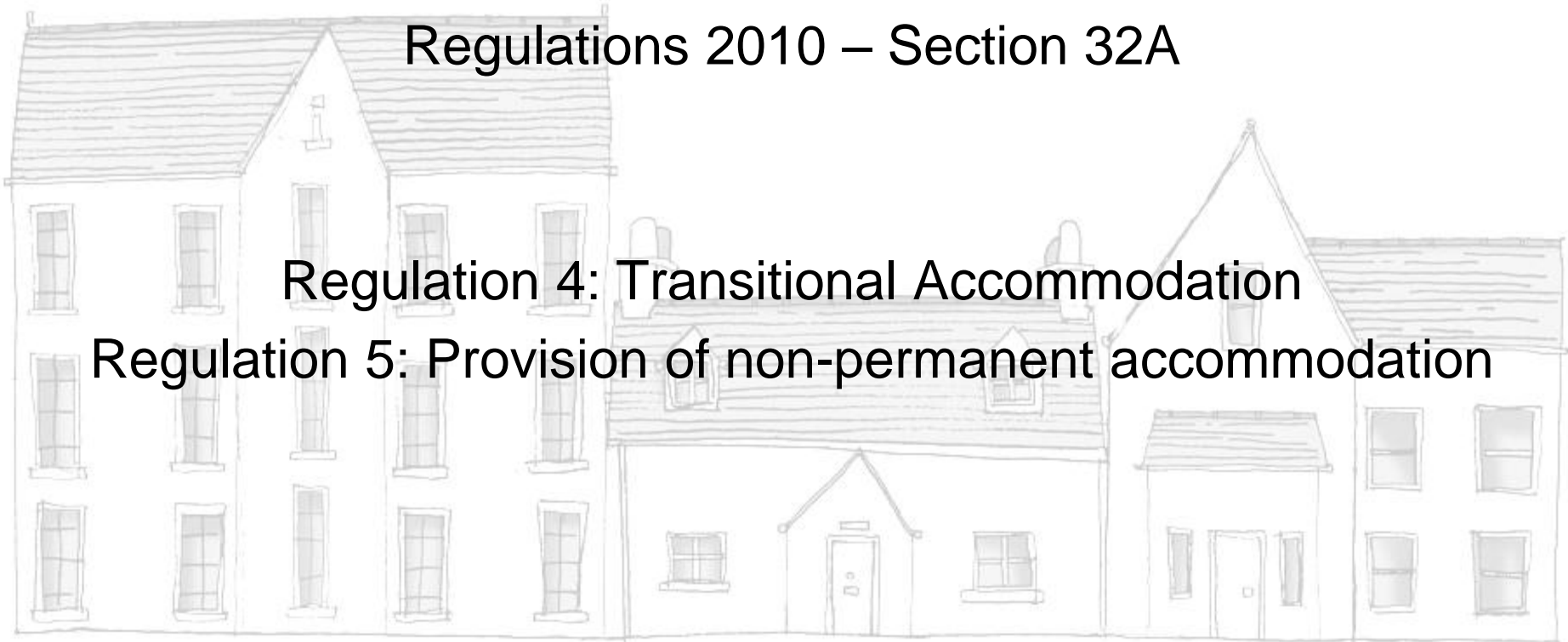
Making Section 32A Work?

Homeless Persons (Provision of non
permanent accommodation) (Scotland)

Regulations 2010 – Section 32A

Regulation 4: Transitional Accommodation

Regulation 5: Provision of non-permanent accommodation



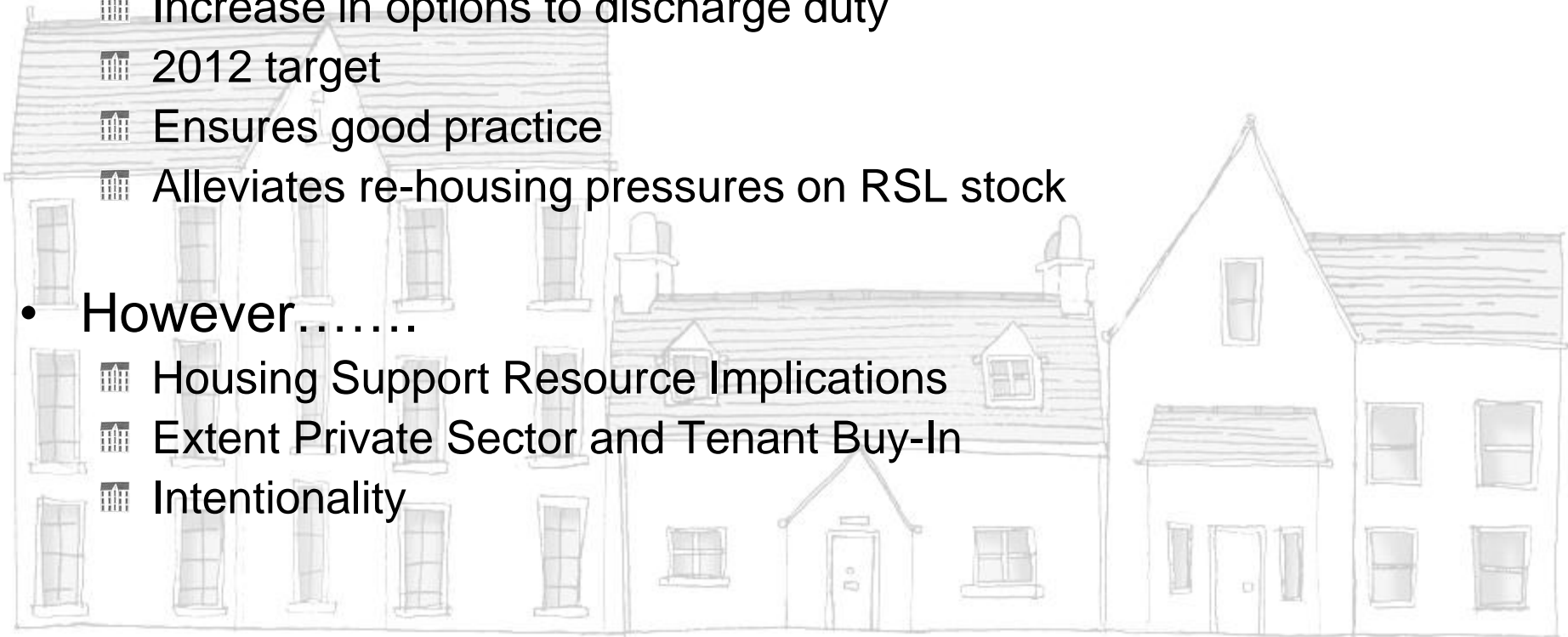
Our response to the Regulations

- Opportunities

- Increase of housing supply
- Expanding Choice for people – tenure/house type/locality
- Increase in options to discharge duty
- 2012 target
- Ensures good practice
- Alleviates re-housing pressures on RSL stock

- However.....

- Housing Support Resource Implications
- Extent Private Sector and Tenant Buy-In
- Intentionality



Situation where we will use the regulations

- **Unintentionally Homeless People**

- Permanent accommodation is inappropriate (Reg 4)

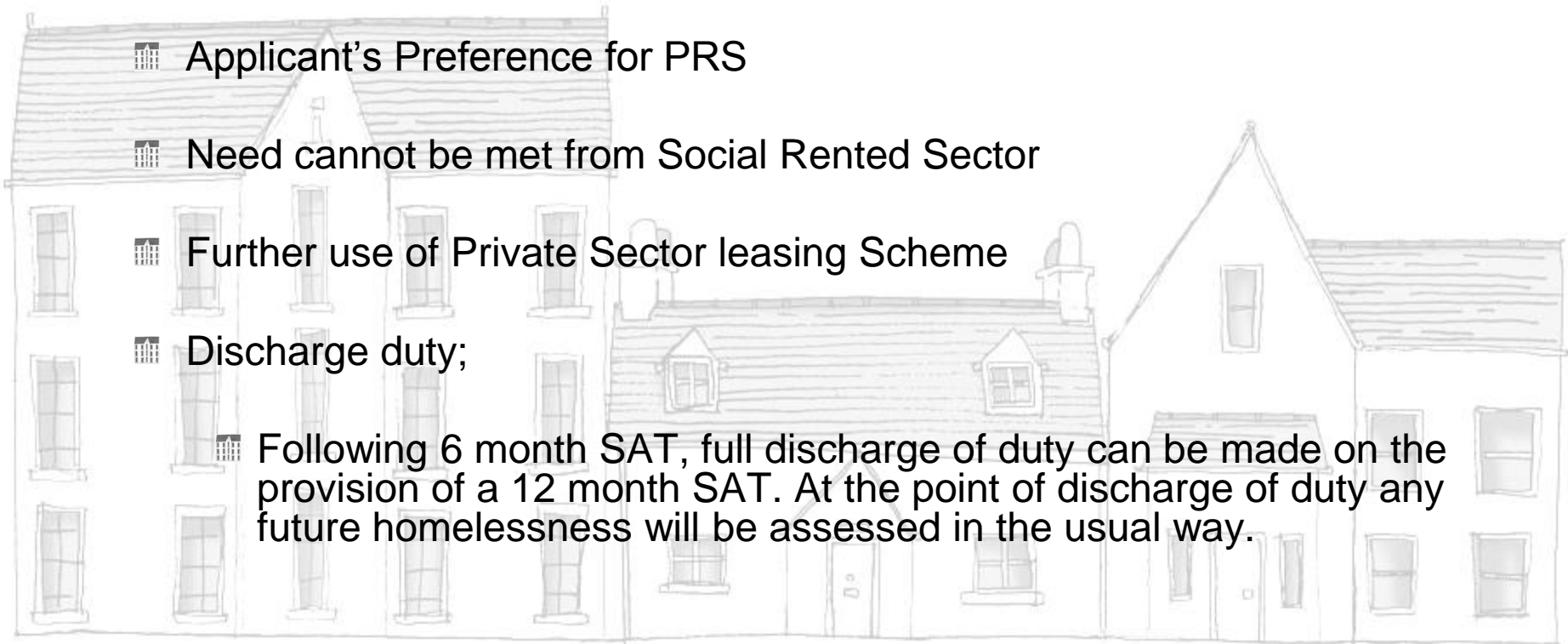
- Applicant's Preference for PRS

- Need cannot be met from Social Rented Sector



- Further use of Private Sector leasing Scheme

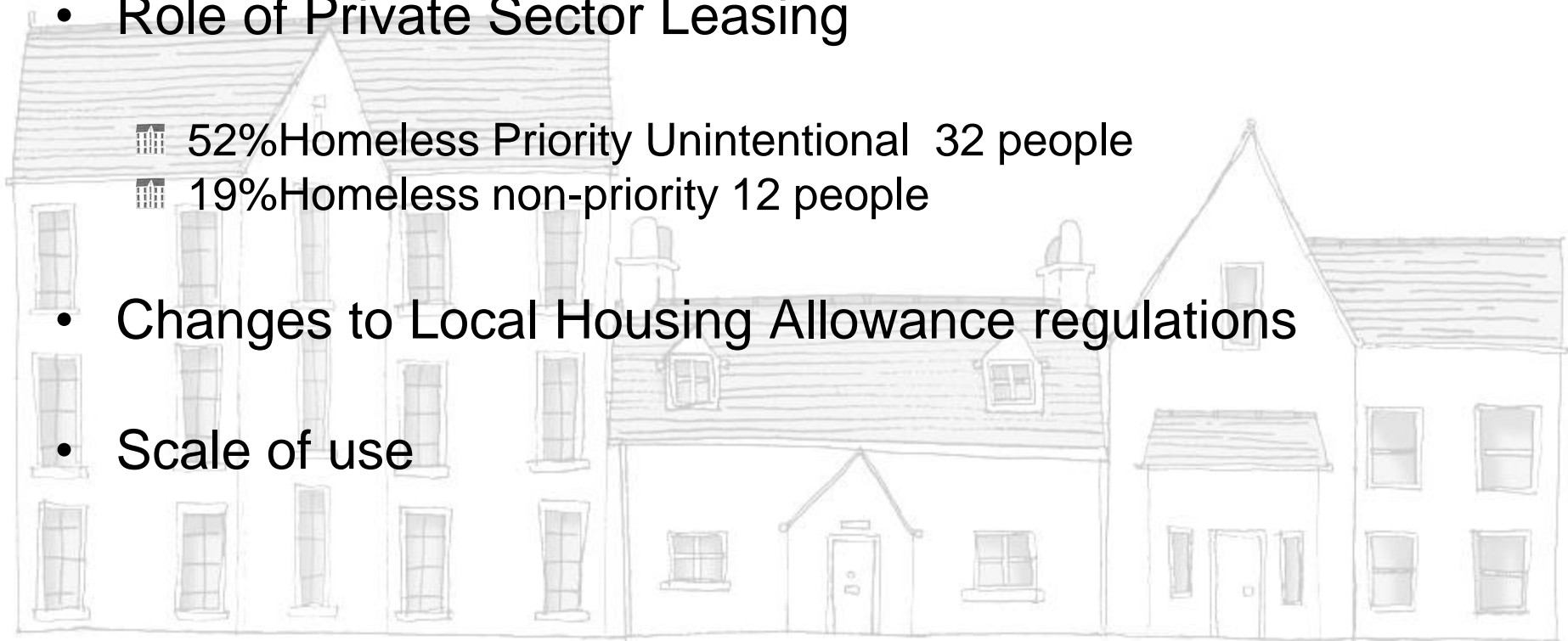
- Discharge duty;

- Following 6 month SAT, full discharge of duty can be made on the provision of a 12 month SAT. At the point of discharge of duty any future homelessness will be assessed in the usual way.



How do we intend to use the Regulations

- Current uptake for Rent Deposit Guarantee Scheme
- Role of Private Sector Leasing
 -  52% Homeless Priority Unintentional 32 people
 -  19% Homeless non-priority 12 people
- Changes to Local Housing Allowance regulations
- Scale of use



Where are we?

- How Far along the road are we?

- Rent Deposit Guarantee Scheme
- Private Sector Leasing
- Housing Support
- Housing Information and Advice

- What do we still need to do?

- Increase Housing Support Staff
- Further consultation with private landlords
- Exit strategies
- Monitoring and evaluation arrangements
- Staff training





Rent Deposit Guarantee Scheme A Guide for Landlords

- ensure they receive the permission of the lender to let their home where the property is subject to a mortgage
- give notice to the tenant before accessing the property for repairs
- provide a copy of the gas safety certificate - issued by a CORGI registered installer
- ensure gas, electric and furniture safety requirements are met
- respect the tenant's right to peace and quiet
- follow the proper legal procedures if they want the tenant to leave and notify the Council of eviction proceedings
- be registered under the Private Landlord Registration Scheme
- have all the relevant licences for a House in Multiple Occupation.

How does the RDGS help the landlord?

Benefits to landlords include:

- potential reduction in void periods and loss of rental income
- SBC will interview tenants before they meet the landlords (but can't give behaviour guarantees)
- assistance in drawing up a tenancy agreement
- provision of an inventory and an inspection checklist for the property
- provision of mediation between the tenant and landlord in the event of any difficulties
- access to information and advice on good practice.

For further information please contact:

Private Sector Strategy Development Officer
Housing Strategy Team
Scottish Borders Council
Newtown St Boswells
MELROSE
TD6 0SA

Tel: 01835 825169 or
Email: housingenquires@scotborders.gov.uk



For copies of this leaflet in large print, audio format or other languages and formats, please phone 01835 825080.



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Rent Deposit Guarantee Scheme A Guide for Tenants

At the end of the tenancy, the landlord and the tenant should inspect the property. An officer from Scottish Borders Council can attend the inspection, if requested by either party.

For further information please contact
Homelessness Officer
Homelessness Services
8 Burn Wynd
Jedburgh
TD8 6BY

Tel: 01835 865180
Fax: 01835 865181
Email: housingenquires@scotborders.gov.uk

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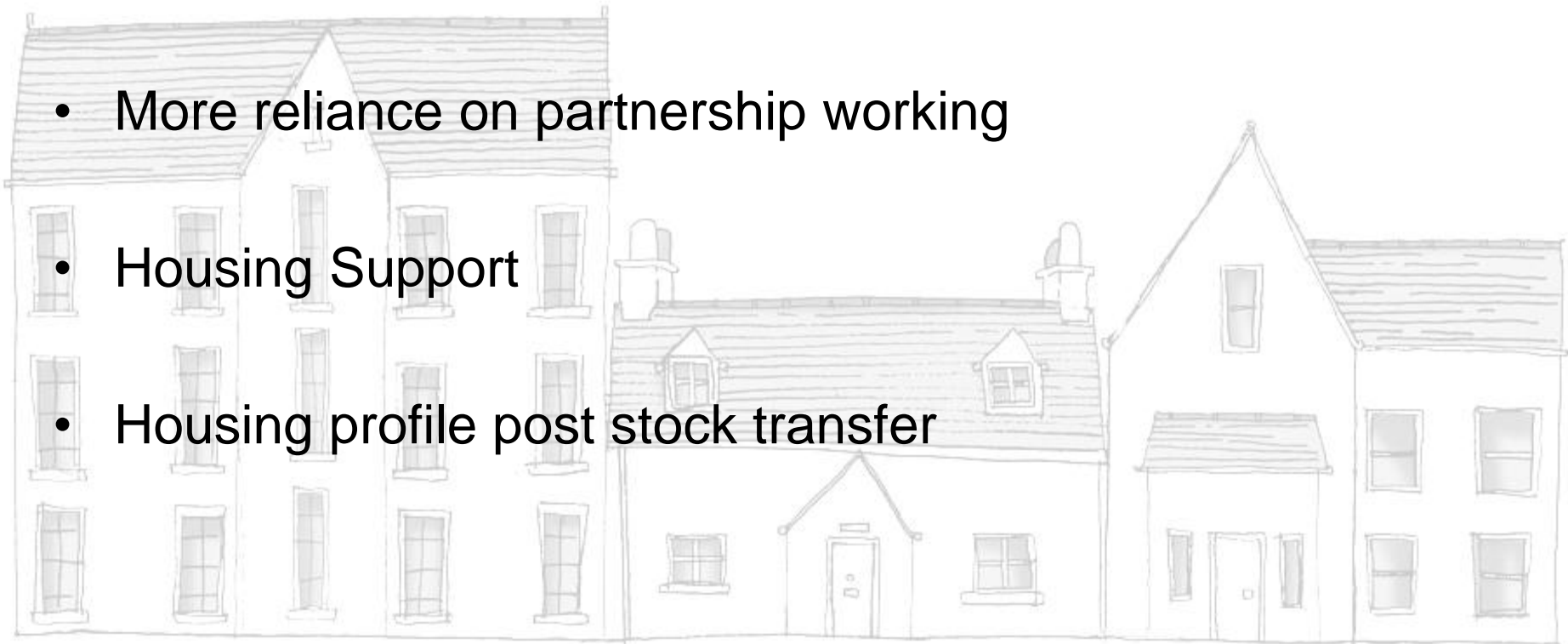


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LSVT Issues

- Statutory Duty, Powers and Guidance
- More reliance on partnership working
- Housing Support
- Housing profile post stock transfer



Questions

