

Rough Sleeping Accommodation Programme (RSAP) 2021/22 - 2023/24: Overall Proposal Form for all areas outside of Greater London

Important: RSAP's objective is to provide Move-On homes, available as long-term assets, and accompanying support services to the Eligible Cohort in order to achieve a sustainable reduction in rough sleeping. To ensure RSAP homes remain available to support the Eligible Cohort, tenancies should be awarded for a maximum duration of two years. There may be exceptions to this two-year limit in certain cases – for more detailed information please review paragraphs 23 – 25 of the prospectus.

Proposals and Bids should be submitted by 23:59 on either 29 April, 1 July or 2 September 2021. We strongly encourage applicants to send submissions as soon as possible, as there is limited capital funding available which will be allocated on a first-come first-served basis where Schemes satisfy our assessment criteria.

The full glossary for key terms can be found in the prospectus. Key terms related to this form are:

- The **'Eligible Cohort'** are rough sleepers, or those with a history of rough sleeping currently in emergency accommodation (or, where there is no further need from this group due to reductions in rough sleeping, those at risk of rough sleeping and homelessness).
- **Proposal:** the RSAP overarching application led by a Council, which includes information on local need for and impact of RSAP homes and support. The Proposal should also include information on local leadership, the strategic fit and sustainability of the Schemes and revenue requests for support services. This will include also include information on Schemes which are revenue-only or social investment (if applicable).
- **Scheme:** a proposed acquisition or development of a single home or multiple homes, using a single delivery route listed at paragraphs 20 and 21 of the prospectus, where the landlord of RSAP homes will be a single organisation. This definition includes a programme of acquisitions where specific properties have not yet been identified, within a limited area and where the landlord will be a single organisation.
 - o Where a specific Scheme is based on a delivery route listed at paragraph 20 of the prospectus, a separate **'Bid'** should be submitted for each capital Scheme via Homes England's Investment Management System (IMS) (see paragraph 51) in addition to this Proposal.
 - o Where a specific Scheme is based on a delivery route listed at paragraph 21 of the prospectus, information should be submitted as part of this Proposal.

Mandatory pages to be completed: 1, 2, 7 and 8.

On page 7, please enter the details of support for each Scheme on a separate row (except in cases where support is being commissioned jointly for more than one Scheme, then only one row needs to be completed in respect of the jointly commissioned support service).

Pages 3 - 6 are to be completed as applicable (and a new row will need to be completed where you propose submitting more than one Scheme of a particular type e.g. two capital Schemes would require two separate rows to be completed in the table on page 3).

N.B. Instructions for completing the Proposal:

Enter all information in response to each question for each Scheme in a single row underneath each question.

Enter numbers in figures i.e. "10" not "ten".

All open text answers have a 250 word limit. You may wish to draft word responses in word and then copy into excel.

Please do not amend the formatting of the application form.

Once completed, please email the application form to RSAP@communities.gov.uk

Organisational Details

1a. Lead organisation <i>(Local Housing Authority, Combined Authority or County Council)</i>	1b. Point of contact for the Proposal <i>(Name and contact details including e-mail)</i>	1c. Name and contact details (including e-mail) of contacts for lead organisation <i>(where applicable):</i>					
		Housing options	Finance	Development	Planning	Health protection	Social care commissioners
<p>South Derbyshire District Council</p>	<p>Kirsty Barker (Housing Solutions & Support Manager South Derbyshire District Council) Email: Kirsty.Barker@southderbyshire.gov.uk</p>	<p>Ann Mills (Housing Solutions Supervisor South Derbyshire District Council) Email: Ann.Mills@southderbyshire.gov.uk Telephone Number: 01283 595 802</p>	<p>Kevin Stackhouse (Strategic Director of Corporate Resources & S151 Officer South Derbyshire District Council) Email: Kevin.Stackhouse@southderbyshire.gov.uk</p>	<p>Eileen Jackson (Strategic Housing & Development Manager South Derbyshire District Council) Email: Eileen.Jackson@southderbyshire.gov.uk Telephone Number: 01283 595 763.</p>			

1d. Lead contact(s) for each partner organisation(s):
(Names, organisations, job titles, & contact details including e-mail)

Tony Price (Programme and New Initiatives Manager Trent and Dove) Email: tony.price@trentanddove.org Telephone Number: 07776660702

Overall Proposal						
2a. Please provide a brief overview of your Proposal, including: • a summary of how the Proposal will achieve RSAP's objectives • a brief description of each Scheme, including how accommodation and support will be delivered <i>(max 250 words)</i>	2b. How many capital Schemes do you plan to deliver through RSAP in total?	2c. How many private sector leasing (PSL) Schemes do you plan to deliver through RSAP in total?	2d. How many support-only Schemes do you plan to deliver through RSAP in total?	2e. Please describe the local need for your Proposal, including how many individuals locally are sleeping rough, in emergency accommodation or ready to move on from supported housing, and their needs. <i>(max 250 words)</i>	2f. How will you ensure this proposal leads to a long-term reduction in rough sleeping in your local area? <i>(max 250 words)</i>	2g. How will this RSAP Proposal complement other homelessness and rough sleeping programmes, and how will it contribute to the overall strategic approach to ending rough sleeping? <i>(max 250 words)</i>
<p>South Derbyshire District Council will work in collaboration with Trent and Dove Housing to deliver 7 units of self-contained accommodation in the Swadlincote area of South Derbyshire. Trent and Dove will acquire and repair 4 units of accommodation on behalf of South Derbyshire District Council and South Derbyshire District Council will volunteer 3 units of its own accommodation to support this proposal. All 7 units of accommodation will be self-contained with their own front door, lounge, bedroom, cooking and sanitary facilities. South Derbyshire District Council and Trent & Dove Housing will look to put a Service Level Agreement in place for the management of the 7 units. A Full Time Support Worker will be recruited by Trent and Dove Housing on behalf of South Derbyshire District Council to oversee and provide support to the service users in the 7 units of accommodation.</p>	<p>There will be 7 units in total. 4 of those units will be funded by capital. 3 of the remaining units will be volunteered by South Derbyshire District Council.</p>	<p>N/a.</p>	<p>N/a.</p>	<p>South Derbyshire District Council currently has 189 single applicants on South Derbyshire HomeFinder (housing register): 83 of those applicants are aged 18-35 and 106 applicants are aged 36-60. South Derbyshire District Council currently have 3 single applicants placed in temporary accommodation as of the 18th October 2021 without an identifiable move-on option. In the month of August 2021 South Derbyshire District Council had out of hours homeless presentations from 7 single applicants. In the month of September 2021 South Derbyshire District Council had out of hours homeless presentations from a further 3 single applicants. South Derbyshire District Council's Monthly Delta Returns and Annual Rough Sleeper Counts often declare low rough sleepers numbers which aren't always reflective of local issues around those homeless or imminently threatened with homelessness in the area. South Derbyshire District Council have specific issues with the hidden homeless including those that are in precarious housing situations such as residing with family and friends or sofa surfing on good will. South Derbyshire District Council also have specific issues around chronic and repeat homeless presentations and a number of applications from singles whom are challenging to place such as those with past offending behaviour or with medium to high support needs and requiring a including a level of support and tenancy management. South Derbyshire District Council have provided some accompanying, anonymised case studies to support the types of applicants that we would look to place in the units of accommodation should our bid be successful.</p>	<p>South Derbyshire District Council in collaboration with Trent and Dove Housing and the support of a full time dedicated Support Worker will work with those placed in the 7 units of accommodation to provide much needed support and tenancy management skills to ensure that those placed are able to sustain a tenancy by the time they are ready to move on from the units of accommodation. This will prevent repeat homeless approaches to South Derbyshire District Council in the future and the never ending cycle of failed tenancies that some applicants face in South Derbyshire due to a lack of support and skills. Those placed will have a personalised housing plan drawn up with them in conjunction with their support worker and progress against this will be reviewed. After a maximum period of 24 months those placed in the units will be supported by South Derbyshire District Council and Trent and Dove Housing into a permanent offer of accommodation in this freeing up units of accommodation for new presentations.</p>	<p>South Derbyshire District Council have a new Homelessness & Rough Sleeper Strategy for 2021-2025 and this proposal will support with delivering some of our actions from this. South Derbyshire District Council is currently working with other local authorities in Derbyshire on a joint Derbyshire County Wide Strategy which is due to go live in 2022. This RSAP proposal will complement both.</p>

2h. How will you provide on-going leadership in local systems, including evidence of meaningful collaboration with local stakeholders, to drive a sustainable reduction in rough sleeping? <i>(max 250 words)</i>	2i. How do you know your Proposal meets the needs of local service users? <i>(max 250 words)</i>	2j. Please specify how you have engaged with service users to develop your Scheme <i>(max 250 words)</i>	2k. If your Scheme is non-additional, what assurance can you provide that your proposal will not displace other groups? <i>(max 250 words)</i>	2l. Please confirm support from your Sec. 151 officer (LAs) and outline broader political / Board support where relevant
<p>South Derbyshire District Council is part of DHOG (Derbyshire Homeless Officers Group) which co-ordinates and delivers strategic and service developments across the Derbyshire County whilst also providing strategic oversight on a range of ongoing projects and services such as Rough Sleeper Initiative projects. South Derbyshire District Council also hosts a South Derbyshire Homelessness Forum which is attended by all local stakeholders. South Derbyshire District Council is in the process of setting up Homelessness & Rough Sleeping Taskforce Group with local stakeholders for implementing our Homelessness & Rough Sleeping Strategy 2021-2025 Action Plan.</p>	<p>Please see anonymised, real life case studies that are attached to this RSAP proposal highlighting the types of applicants that South Derbyshire District Council would look to refer to the units of accommodation if our proposal is successful. Trent and Dove Housing also have experience of working on a similar project with East Staffordshire Borough Council which has been a great success.duction of Personalised Housing Plan. The key to the proposal meeting the needs of local service users is that the units are self-contained and the fact that support will be provided from the dedicated full time Support Worker.</p>	<p>A consultation was completed with service users prior to the implementation of the South Derbyshire Homelessness & Rough Sleeper Strategy. A lack of self-contained accommodation with support in South Derbyshire has been identified. Service users with support issues often cannot be suitably placed in shared accommodation and would benefit from self-contained accommodation with attached support.</p>	<p>N/a.</p>	<p>South Derbyshire District Council will seek approval for this bid at the next Housing & Community Services Committee on the 18th November 2021. This bid will therefore be conditional to gaining this approval. Senior Housing Leaders at South Derbyshire District Council are supportive of this Bid. Kevin Stackhouse (Strategic Director of Corporate Resources and S151 Officer) is also supportive from a budgetary and monitoring perspective.</p>

Overview of capital Schemes where a Bid will be submitted to Homes England's Investment Management System (IMS)

N.B. In addition to summarising details of capital schemes below, you must submit a Bid to IMS. Details are available at the following webpage: https://www.youtube.com/playlist?list=PLGw_Zy-F2yTtI0GC1V42Jf276rxCiztcl

Where you propose submitting more than one capital Scheme, complete a new, separate row for each Scheme

3a. Scheme name and IMS Offer line ID (if available)	Please name the organisations who:						3h. Scheme type	3i. Number of homes to be delivered each year		3j. What is the life expectancy of the accommodation procured by the organisation responsible for delivering this Scheme (in years)?	3k. Please explain steps you have taken to maximise the deliverability of each Capital Scheme, including the steps you will take to deliver the home(s), and key milestones (i.e. start on site and practical completion dates) (max 250 words)
	3b. Will be responsible for delivering the Scheme	3c. Will be the landlord for the Scheme	3d. Will the organisation who is the landlord of the homes be a Registered Provider? (Y/N)	3e. Will provide support services funded through RSAP	3f. Indicate if the support provider will be commissioned and paid by the lead organisation for the Proposal (e.g. local authority) or the end landlord for the Scheme if different (e.g. Registered Provider)	3g. Will provide support services not funded through RSAP (e.g. health and social care commissioners, probation services)		2021/22	2022/23		
Trent & Dove	Trent & Dove	Trent & Dove	Yes	Trent & Dove	End Landlord	Trent & Dove	Purchase and repair	2.00	2.00	50 years plus.	<p>This RSAP proposal is based on acquisition of 1 and 2 bed flats from the open market. 1 bed flats will look to be acquired as the preference but locally there is a shortage. Trent & Dove Housing will be conducting the acquisitions, and have an established team who handle property purchases and sales. The team have already made a number of purchases of this type of accommodation under NSAP and earlier RSAP funding on behalf of East Staffordshire Borough Council. The team have good links with local estate agents and relevant specialists such as valuers and solicitors so could move quickly to purchase property once a grant is confirmed. As Trent & Dove Housing are in effect a cash buyer, it is well-placed to achieve delivery quickly. The team will work closely with South Derbyshire District Council and Trent & Dove's Housing Management and Assets Teams to ensure purchases are sustainable both in terms of condition and in terms of their "fit" with the local community.</p> <p>If needed, the Sales Team would undertake targeted work with local estate agents to identify and purchase properties.</p> <p>Subject to funding approval Trent & Dove would look to commence viewings and offers as soon as possible. Due to delays in some aspects of the purchase process, Trent & Dove expect sales to take some time to complete and as so acquisitions have been spread over 2021/22 and 2022/23. Once purchases are complete, any necessary work will be prioritised by Trent & Dove's in house works team.</p>

3l. Please describe the <u>accommodation</u> proposed for each Scheme and explain the expected impact of this accommodation on rough sleepers or those with a history of rough sleeping currently in emergency accommodation to help them move on into independent accommodation, highlighting: <ul style="list-style-type: none"> • accommodation design e.g. dispersed properties, homes in multiple occupation (HMO) • location of homes • integration with relevant services and amenities • how the accommodation will be delivered (max 250 words)	3m. How will you nominate to, allocate and let RSAP homes, now and in the future, to the Eligible Cohort, ensuring compliance with the guidance on letting accommodation funded through RSAP? (max 250 words)	3n. Please clarify the tenure type tenants will have	3o. If your Scheme proposes delivery using modular or modern methods of construction (MMC), what are the site arrangements, and what are you doing to ensure the suitability of the site? (max 250 words)	3p. If your Scheme proposes delivery using modular or modern methods of construction (MMC), have you considered whether planning permission is required? If so, what steps have you taken to ensure this will be approved? (max 250 words)	3q. Please provide dates for the following:			3r. <u>Total</u> capital costs to deliver accommodation in the Scheme (£)		3s. Amount of capital funding requested from RSAP to deliver accommodation (£)	
					Acquisition	Start on site	Practical completion	2021/22	2022/23	2021/22	2022/23
All properties will self-contained with their own front door to support more independent living and minimise the likelihood of lifestyle clashes with other local residents. The properties will be in and around the Swadlincote area of South Derbyshire to allow easy access to local amenities, such as shops and recreational facilities to aid reintegration in the local community. All properties will be of a good standard.	South Derbyshire District Council and Trent & Dove Housing will look to develop a local lettings policy for the scheme. The Housing Options Team at South Derbyshire District Council in conjunction with our key partners such as the Street Outreach Team and the Derbyshire County Rough Sleeper Co-ordinator will look to identify potential referrals into the units of accommodation and prioritise those with the highest need. Referrals could also be discussed at the DHOG and South Derbyshire Homelessness Forum.	Assured Shorthold Tenancy	N/a.	N/a.	Feb-22	Mar-22	Jun-22	£200,000.00	£200,000.00	£80,000.00	£80,000.00

Support for Schemes

Enter the details of support for each Scheme on a separate row (except in cases where support is being commissioned jointly for more than one Scheme, then only one row needs to be completed in respect of support service)

7a. Scheme name (or multiple Scheme names if support services commissioned jointly for more than one Scheme) and IMS Offer line ID (if available and/or relevant)	7b. Please confirm the level of support that will be provided in your Scheme (as detailed at paragraph 35 of the Prospectus) - Low / Medium / High	7c. Please explain the expected impact of the support your Scheme(s) will provide for rough sleepers or those with a history of rough sleeping currently in emergency accommodation to support them into fully independent housing. (max 250 words)	7d. Total number of support workers proposed to be funded through RSAP revenue grant, their roles, committed hours and costs				7e. Total number of support workers funded through existing initiatives who will support this RSAP Scheme, and their committed hours to RSAP			7f. Total costs to deliver support to people in the Scheme (£)		
			Total number	Their role(s)	Committed hours	Total cost (£)	Total number	Their role(s)	Committed hours to RSAP	2021/22	2022/23	2023/24
Next Steps (South Derby)	High	Please see attached job description to this RSAP proposal for the full time Support Worker	1	Support Worker employed by Trent & Dove	Full-time (37 hours/week)	86159	0	0	0	9573	£38,293.00	£38,293.00

ct of the jointly commissioned

7g. Amount of support funding requested from RSAP to provide support people in the Scheme (£)

2021/22	2022/23	2023/24
9573	£38,293.00	£38,293.00

Summary of Proposals

8a. Number of homes your Proposal will deliver in total	8b. Total <u>capital</u> funding <u>requested</u> from RSAP that your Proposal requires across the programme (2021-24) (£)	8c. Total <u>revenue</u> funding <u>requested</u> from RSAP that your Proposal requires across the programme (2021-24) (£)
7	160000	86159