



Policy, Finance and Development Committee	Tuesday, 25 March 2025	Matter for Information and Decision
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Report Title: **Housing Policy and Strategy: Homelessness and Rough Sleeping Strategy (2025-2030); Temporary Accommodation Policy; and Rent Setting Policy**

Report Author(s): **Chris Eyre (Housing Manager)**

Purpose of Report:	To seek Committee's approval to adopt the Homelessness and Rough Sleeping Strategy (2025- 2030), The Temporary Accommodation Policy, and Rent Setting Policy.
Report Summary:	To seek Committee's approval to adopt the Homelessness and Rough Sleeping Strategy (2025- 2030), The Temporary Accommodation Policy, and Rent Setting Policy.
Recommendation(s):	That the Committee approves the; A. Homelessness and Rough Sleeping Strategy (2025-30); B. Temporary Accommodation Policy; and the C. Rent Setting Policy.
Senior Leadership, Head of Service, Manager, Officer and Other Contact(s):	Teresa Neal (Strategic Director) (0116) 257 2642 teresa.neal@oadby-wigston.gov.uk Adrian Thorpe (Head of the Built Environment) (0116) 257 2645 adrian.thorpe@oadby-wigston.gov.uk Chris Eyre (Housing Manager) (0116) 257 2726 chris.eyre@oadby-wigston.gov.uk
Strategic Objectives:	Our Council (SO1) Our Communities (SO2)
Vision and Values:	Customer & Community Focused (V1) Resourceful & Resilient (V4)
Report Implications:-	
Legal:	There are no implications arising from this report.
Financial:	There are no implications arising from this report.
Corporate Risk Management:	Reputation Damage (CR4) Regulatory Governance (CR6)
Equalities and Equalities Assessment (EA):	There are no implications arising from this report. Full EA Assessment (See Appendices)

Human Rights:	There are no implications arising from this report.
Health and Safety:	There are no implications arising from this report.
Statutory Officers' Comments:-	
Head of Paid Service:	The report is satisfactory.
Chief Finance Officer:	The report is satisfactory.
Monitoring Officer:	The report is satisfactory.
Consultees:	<ul style="list-style-type: none"> • Senior Leadership Team • Members • Housing Team • Helping Hands • Local MP • Tenants, Leaseholders and Residents within the Borough • Turning Point • Probation Service • Housing Options Service at North-West Leicestershire District Council, Rutland County Council, Melton Borough Council, Harborough District Council and Blaby District Council
Background Papers:	None.
Appendices:	<ol style="list-style-type: none"> 1. Homelessness and Rough Sleeping Strategy (2025-2030) 2. Temporary Accommodation Policy (2025) 3. Rent Setting Policy (2025) 4. Equalities Assessment Temporary Accommodation Policy 5. Equalities Assessment Rent Setting Policy

1. Homelessness and Rough Sleeping Strategy

- 1.1 The Homelessness Strategy (2025-2030), attached as **Appendix 1**, provides information on the current position and homelessness challenges across the Borough, sets out the priorities and actions that together aim to prevent homelessness and reduce rough sleeping. Homelessness is not just a term for someone that is rough sleeping, but covers those that are in temporary accommodation, are at risk of losing their home or are in unsuitable accommodation
- 1.2 Local Housing Authorities must create and publish a strategy at least every five years that outlines how homelessness and rough sleeping will be prevented and relieved. This strategy has been developed by the Housing Options Team, valued partners, and people with lived experience. This strategy replaces our Homelessness and Rough Sleeping Strategy (2019-2024). It is designed to be a working document for the Council and committed stakeholders, to reduce homelessness and rough sleeping in the Borough.
- 1.3 The rise in the cost of living, and uncertainty in the private rental sector has presented additional pressures particularly around sustainment and availability of accommodation. It is recognised that there is a need to continue to work with partners in the public and private sector to make best use of resources to reduce the risk of people losing their homes.

- 1.4 This strategy aims to tackle the issues leading to a risk of homelessness in a practical and effective way and reinforce how the Council will support those who face or are at risk of experiencing being homeless.

2. Temporary Accommodation Policy

- 2.1 The Council has a duty to provide accommodation under the following Statutory mechanisms:

- Interim placements while the person's homelessness is investigated
- Temporary accommodation placements following a decision that an applicant became homeless intentionally
- Temporary accommodation placements for those accepted as homeless and waiting for rehousing.

- 2.2 At present the Council does not have an active temporary accommodation policy. Whilst the Council has not been challenged regarding temporary accommodation placements for those facing homelessness, it is good practice to have a policy to detail what the Council's temporary accommodation offer will be.

- 2.3 The key principles within this policy are aligned both to legislation and the standard expected of the housing team from the council. They are:

- That the most suitable accommodation will be sought for the needs of the household
- That the council will endeavour to accommodate a household within district at every opportunity and where this is not possible will look to a move into the district, at the earliest opportunity
- That the accommodation is affordable, meets support needs and is safe
- Families will only be accommodated in Bed and Breakfast when all other more suitable options cannot be sourced
- Officers will consider peoples changing circumstances when considering suitability.

- 2.4 The policy therefore details what aspects Council officers will have to consider when assessing suitability of a temporary accommodation placement.

3. Rent Setting Policy

- 3.1 As a social housing provider, the Council is required to comply with the Regulator of Social Housing's Rent Standard. It sets the required outcomes for how registered providers set and increase rents for all their social housing stock in line with government policy as outlined in their [Policy Statement on Rents for Social Housing](#).

- 3.2 The rent setting policy, attached as **Appendix 3**, outlines how the Council will calculate rent for the housing stock that it owns and manages within the Housing Revenue Account

- 3.3 Rent increases have been calculated based on CPI + 1% and it is likely that rent increases in future years may be subject to a cap or a different method of rent calculation. This policy will be updated to reflect any changes.