



TRAFFORD COUNCIL

Contracting arrangements

- The housing options services at both Trafford Council and Salford City Council are contracted out to Salix Homes. Housing Options Service Trafford (HOST) are an arm of Salix Homes and responsible for procuring temporary accommodation for families for Trafford Council. This comprises of 47 units, which are provided by a partner registered provider, are located in Trafford and given its greater homelessness pressures. All referrals come through the service manager who is located at HOST.
- HOST also provide supported accommodation for more vulnerable groups: single parents, single homeless and 16/17 year olds as an appropriate alternative option to B&B (B&B) accommodation. There is a clear political mandate not to deploy B&B accommodation. There are three schemes in Trafford, including an emergency scheme for young people. Salix Homes/HOST manage this accommodation pathway with the revenue funded support being met by Trafford Council. Referrals to all three schemes go via HOST but are managed by registered providers.

Work in the private rented sector

- At present there are 41 units at Quay House, Salford. Salix Living has a five year leasing and management agreement with the owners and the rents are charged at local housing allowance (LHA) rates. Salford Council owned this land and part of the stipulations for the sale were that the new owners would have to allow a Salford based registered provider to have

full management of these properties and be affordable. In return, the developer received some financial assistance from Salford Council towards building work.

- Trafford and the surrounding areas are relatively prosperous and therefore private rented sector (PRS) rents are outside the LHA rate. However, HOST is working closely with Salix Living to utilise the knowledge and experience to replicate the Salford model in Trafford. Salix Living already manage over 150 private tenancies with a further 91 properties secured between now and 31 March 2018 for management under the private leasing scheme. HOST has been allocated a number of properties for Trafford residents who are interested in living in Salford.
- Trafford has also identified that there are currently 1,600 homes that are empty in the area. In order to try and obtain access to these properties the council has prepared bespoke letters, with accompanying leaflets to the owners outlining the benefits of their properties being used to accommodate those threatened with homelessness or who are already homeless and living in temporary accommodation. In terms of those that need capital investment the council will seek funding from various sources. The proposal is a three year lease deal with the landlord.

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Supporting information available at

<https://www.local.gov.uk/housing-our-homeless-household-case-study-resources-trafford-council>