

REPORT TO	ON
CABINET	Wednesday, 16 December 2020



TITLE	PORTFOLIO	REPORT OF
Next Steps Accommodation Programme	Portfolio Holder for Health, Wellbeing and Leisure	Director of Planning and Property

Is this report a KEY DECISION (i.e. more than £100,000 or impacting on more than 2 Borough wards?)	Yes
Is this report on the Statutory Cabinet Forward Plan ?	Yes
Is the request outside the policy and budgetary framework and therefore subject to confirmation at full Council? This should only be in exceptional circumstances.	No
Is this report confidential?	No

PURPOSE OF THE REPORT

1. This report relates to a bid submitted to the Ministry of Housing Communities and Local Government (MHCLG) alongside Homes England and relates to funding to continue the provision of accommodation for rough sleepers or those at risk of rough sleeping.
2. A successful bid has been submitted in partnership with Progress Housing Association and the following allocations made:-
 - £30,000 funding to continue the provision of short-term accommodation
 - £70,000 capital funding to provide 2 units of move on accommodation for rough sleepers or those at risk of it

- £29,520 Revenue funding to provide a support service to those accommodated
3. In order for the bid to succeed an element of match funding was required. The proposed match funding is £70,000 capital to be committed from section 106 money held by the Council

PORTFOLIO RECOMMENDATIONS

4. That Cabinet approve the expenditure of £70,000 capital from section 106 money
5. That Cabinet approved the partnership working with Progress Housing Association to deliver this proposal

REASONS FOR THE DECISION

6. To enable the Council to release £70,000 match funding to support the Next Steps Accommodation bid
7. To enable The Council to work in partnership with Progress Housing Group to deliver 2 specific units of accommodation to house individuals who are at risk of rough sleeping, and to provide the support required to sustain that accommodation

CORPORATE PRIORITIES

8. The report relates to the following corporate priorities:

An exemplary Council	√
Thriving communities	√
A fair local economy that works for everyone	
Good homes, green spaces, healthy places	√

BACKGROUND TO THE REPORT

9. Throughout the course of the coronavirus pandemic the Council has accommodated around 70 people in hotels and emergency accommodation – this has been to alleviate or prevent rough sleeping in the borough. This has been

above the usual requirements set out in legislation and in line with the Government's 'everyone in' instruction at the start of the pandemic.

- 10.** In August 2020 a bid was submitted to the Next Steps Accommodation Programme. The Council secured £30,000 revenue funding to help continue short term emergency placements as part of this.
- 11.** A further two elements to the bid were also submitted to the Ministry of Housing, Communities and Local Government (MHCLG). MHCLG agreed to support of the following amounts:
 - Capital Funding of £70,000 to acquire 2 units of accommodation for the purpose of accommodating rough sleepers or those at risk of it
 - Revenue funding of £29,520 to provide a support service to enable tenancies to be sustained for those accommodated in the units.
- 12.** For the bid to be considered there needed to be an element of match funding provided by the Council. This match funding was £70,000 capital funding to be made available from section 106 monies.
- 13.** The final bid submission to Homes England was made by Progress Housing Group. Progress Housing Group have investment Partner Status with Homes England making the submission possible.
- 14.** The units of accommodation will be owned and managed by Progress Housing Group and they will also provide the support to the occupants of the properties.
- 15.** The units will be let as short-term tenancies on a social rent. The occupants will move on to permanent accommodation via the Council's already established move on procedures to a more permanent tenancy when ready and assuming that the tenancy is successful.
- 16.** The Council will retain nomination rights to the properties and the use will be for those who would otherwise be rough sleeping or at risk of rough sleeping.
- 17.** The notification that the bid has been successful was received on 17/11/20. The contractual arrangement for the funding will be between Homes England and Progress Housing Association and delivery of the units is by 31st March 2021.

PROPOSALS (e.g. RATIONALE, DETAIL, FINANCIAL, PROCUREMENT)

- 18.** To use Council funding of £70,000 to match fund Homes England funding payable to Progress Housing Association for the purpose of acquiring 2 units of accommodation on the open market
- 19.** To use £29,520 of Homes England Funding, payable to Progress Housing Association to provide support to individuals living in the units of accommodation
- 20.** The properties to be owned, managed and procured by Progress Housing Association
- 21.** The Council to retain nomination rights to the properties for a period of 30 years for the purpose of housing rough sleepers.
- 22.** MHCLG have advised that due to the short timescales there is no requirement to undergo a procurement exercise to commission support and existing support providers can be approached. This service is currently delivered by KEY who support the bid.

CONSULTATION CARRIED OUT AND OUTCOME OF CONSULTATION

23. The timescales for submission of the bid did not enable consultation. The bid is supported by colleagues in health who have worked on a multi-agency approach with the Council during the pandemic.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

24. It was initially considered that the Council should acquire the properties however this needed investment partner status which timescales did not permit.
25. The proposals are in line with the range of options that could be considered within the bid and that are achievable within the timescale.

AIR QUALITY IMPLICATIONS

26. There are no direct Air Quality Related issues associated with the proposal.

RISK MANAGEMENT

27. the likelihood and impact of the risk occurring. Identified risks are as follows:

Risk	Description	Existing Control Measure
Match funding is not approved	A condition of the funding is £70,000 match funding being made available by the Council.	The bid has been discussed with the chief Executive, Leader of the Council and Section 151 officer prior to submission
Properties cannot be acquired on the market within the timescales	Units need to be delivered by March 2021	The bid has been discussed with Progress Housing Group development team. Should flats be unavailable alternatives will be considered Dialogue with MHCLG will be ongoing
Risk of tenancy failure	Individuals may have complex and multiple needs	. Progress Housing association are experienced in the management of properties including supported housing. An element of the funding is for the support of individuals who are housed in this accommodation

EQUALITY AND DIVERSITY IMPACT

28. There are no equality and diversity issues

COMMENTS OF THE STATUTORY FINANCE OFFICER

29. The council has sufficient forecast Section 106 commuted sums to make the £70k commitment outlined in the report.

COMMENTS OF THE MONITORING OFFICER

30. We do hold significant sums of Section 106 money for the purposes of enabling the provision of affordable and support accommodation – hence what is proposed here should not be a problem. Overall there are no legal concerns with what is proposed.

There are no background papers to this report

There are no appendices to this report

Jonathan Noad
Director of Planning and Property

Report Author:	Telephone:	Date:
Suzanne Ravenscroft, Housing Options Team Leader)	07814857817	30/11/2020