

Single Member Cabinet Decision

Executive
Forward Plan
Reference

E3263

Rule 15 Next Steps Accommodation Programme

Decision maker/s	Cllr Dine Romero, Leader of the Council; and Cllr Tim Ball, Cabinet Member for Housing, Planning & Economic Development
The Issue	The Council's £2.1m bid to the Next Steps Accommodation Programme organised by Ministry of Housing, Communities & Local Government has been successful. This report seeks agreement to contract with the MHCLG and their delivery partner Homes England and to progress the delivery of the accommodation.
Decision Date	Not before 16 th January 2021
The decision	The Cabinet Members agree to: <ol style="list-style-type: none">1. Authorise completion of the Next Steps Accommodation Programme funding agreement with the Ministry of Housing, Communities & Local Government and Homes England;2. Authorise new approval of the Affordable Housing Capital Programme for £2.4m, being funded by Grant awards for £1m for Governor Place and £633K Platform for Life, balance of funding from capital receipts earmarked for Affordable Housing provision.3. Authorise the delivery of the supported accommodation as detailed in the business cases, attached in the appendices.
Rationale for decision	The decision will enable the Council to continue to provide interim support for rough sleepers until the end of the financial year and to deliver up to 28 units of supported accommodation for former rough sleepers. The Rule 15 procedure was used to ensure compliance with Ministry of Housing, Communities & Local Government and Homes England contracting requirements.
Financial and budget implications	<ol style="list-style-type: none">1. The Platform for Life element of scheme will require around £317k of support from the Council via the Affordable Housing programme. This can be accommodated in the current programme and the Capital Strategy Group has agreed the programme expenditure. There are no further and ongoing revenue commitments other than the usual contract management role which will be absorbed by Housing Services.

	<p>2. The supported housing scheme element is cost neutral to the Council, with housing benefit eligible rent covering the ongoing management, maintenance and support costs. The initial higher support costs, until the scheme moves to more settled accommodation, will be covered by the MHCLG grant as will renovation and refurbishment costs. The business case also includes an allowance of £200k from the Council via the Affordable Housing programme. The Capital Strategy Group has agreed the programme expenditure.</p> <p>3. It should be noted that Decision E3181, made in December 2019, agreed for a reverse premium to the former tenant on completion of the surrender. This remains the case and is allowed for in the business case with the Acquisition Financing costings, borrowing costs being supported from long term revenue rentals.</p>
Issues considered	Social Inclusion; Customer Focus; Sustainability; Property; Young People; Equality (age, race, disability, religion/belief, gender, sexual orientation); Human Rights; Corporate; Other Legal Considerations
Consultation undertaken	Ward Councillors; Cabinet colleagues; Other B&NES Services; Service Users; Stakeholders/Partners; Section 151 Finance Officer; Chief Executive; Monitoring Officer
How consultation was carried out	Internal consultation and meetings with stakeholders.
Other options considered	Not to accept Ministry of Housing, Communities & Local Government funding.
Declaration of interest by Cabinet Member(s) for decision:	None
Any conflict of interest declared by anyone who is consulted by a Member taking the decision:	None

Name and Signature of Decision Maker/s	Delete these red notes: NB: If a joint decision, then ALL decision makers must sign the SAME sheet with name underneath signature
Date of Signature	

Not Subject to Call-in