

Single Member Cabinet Decision



Executive
Forward Plan
Reference

E3246

Supported Housing Provision

Decision maker/s	<p>Cllr Tom Davies, Cabinet Member for Council House Building</p> <p>Cllr Richard Samuel, Deputy Council Leader, Cabinet Member for Economic Development</p>
The Issue	<p>The Council has a statutory duty to provide temporary accommodation for eligible homeless households. To comply with this duty the Council commissions temporary accommodation and spot purchases other accommodation, usually bed & breakfast, when required.</p> <p>It is proposed that the Council increases capacity by developing a new eleven-unit supported accommodation scheme. This will reduce the Council's reliance on bed & breakfast accommodation and provide an enhanced service for homeless households. The Council scheme will complement the existing, commissioned temporary accommodation.</p>
Decision Date	Not before 09 May 2021
The decision	<p>The Cabinet Member agrees,</p> <p>The development of a supported housing scheme, at Theobald House, Bath, to provide temporary accommodation for homeless households</p> <p>The funding for the scheme, as detailed in the report.</p>
Rationale for decision	<p>In 2019 Housing Services carried out a full review of its use of temporary accommodation. The review identified an increase in the use of bed and breakfast accommodation, that could only be procured outside the Bath and North East Somerset area. Additionally, that households requiring accommodation are likely to be complex with high support needs. It is difficult to provide support when households are located out of the area.</p> <p>The review recommendations included to utilise an existing Council building and to operate it as supported housing.</p> <p>Theobald House is a former residential home located in Dartmouth Avenue in Bath. The property is owned by the Council and is currently being used to accommodate rough sleepers during the Covid19 lockdowns. The proposal is to renovate and extend the property to create an eleven-room supported housing scheme providing emergency temporary accommodation for homeless households.</p> <p>Residents will benefit from well-located accommodation, that is</p>

	<p>purpose built and with proper facilities. Existing services providing support and preparing residents for independent rehousing can be provided on site.</p> <p>Housing Services will be able to reduce its use of expensive bed and breakfast. The scheme is highly flexible enabling quick access at the control of Housing Services and will provide the Council with greater resilience to meet its statutory duties.</p>
Financial and budget implications	<p>The proposals utilise an existing Council building with current valuation of £450K. The capital refurbishment and extension costs, estimated at £616k, will be funded by the Affordable Housing budget and the Government's Flexible Homelessness Support Grant.</p> <p>The revenue operating costs of £178K will be met from housing benefit eligible rental income of £175K and a service charge £11K, producing annual contribution of £8K.</p>
Issues considered	<p>Social Inclusion; Customer Focus; Sustainability; Property; Young People; Equality (age, race, disability, religion/belief, gender, sexual orientation); Human Rights; Health & Safety; Impact on Staff; Other Legal Considerations</p>
Consultation undertaken	<p>Ward Councillors; Cabinet colleagues; Overview & Scrutiny Panel; Staff; Other B&NES Services; Service Users; Local Residents; Stakeholders/Partners; Section 151 Finance Officer; Chief Executive; Monitoring Officer</p>
How consultation was carried out	<p>A full review of Temporary Accommodation provision was carried out by Housing Services, seeking opinions of partner agencies other Councils and service users. Briefings of the proposals have been carried out with the Cabinet Member for Housing, Planning and Economic Development as well as the ward Councillors. Additionally, a full planning application for the proposed work has been approved.</p>
Other options considered	<p>These include continuing to "spot purchase" accommodation and/or commission more temporary accommodation from existing providers. The former was discounted as it has not proved reliable or consistent, is often poorly located and does not require the level of support clients often require. The latter was discounted based on cost, deliverability and ensuring the Council has resilience, particularly when dealing with clients with specific needs.</p>
Declaration of interest by Cabinet Member(s) for decision:	<p><i>Cllr Tom Davies - None. Specifically, I considered the implications of my forthcoming employment by the charity Developing Health & Independence from 1st June 2021 and have concluded that there is no conflict of interest arising from this.</i></p>
Any conflict of interest declared by anyone who is consulted by a Member taking the decision:	

Name and Signature of Decision Maker/s	Cllr Richard Samuel  Cllr Tom Davies 
Date of Signature	13 th May 2021
Subject to Call-in until 5 Working days have elapsed following publication of the decision	