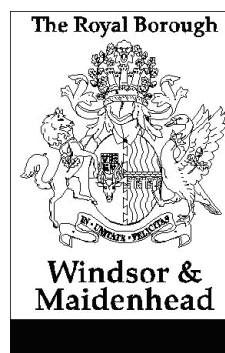


Report for:
ACTION



| | |
|--|--|
| Contains Confidential or Exempt Information | NO - Part I |
| Title | Properties for Homeless Residents |
| Responsible Officer(s) | Alison Alexander, Managing Director/Strategic Director Adult, Children and Health Services |
| Contact officer, job title and phone number | Hilary Hall, Head of Commissioning Adults, Children and Health, 01628 683893 |
| Member reporting | Cllr Simon Dudley, Leader of the Council and Lead Member for Housing |
| For Consideration By | Cabinet |
| Date to be Considered | 30 June 2016 |
| Implementation Date if Not Called In | 12 July 2016 |
| Affected Wards | All |

REPORT SUMMARY

1. This report seeks approval for the use of two Council owned properties by a voluntary organisation to provide services for homeless residents in Maidenhead on a pilot basis. Both properties are currently vacant and are part of the council's commercial property portfolio.
2. The first property will be used to provide day services for homeless residents, including access to washing facilities, clean clothes and food with the potential for limited emergency overnight accommodation. The other property will be used to provide time limited accommodation for a small number of residents as a halfway house before moving into suitable accommodation. Residents in the halfway house will be accessing the standard therapeutic rehabilitation services delivered through the Drug and Alcohol Action Team to enable them to make the transition.
3. This provision will work in partnership with the other services already working with homeless residents in the Borough and which are supported by the Royal Borough through support contracts.

If recommendations are adopted, how will residents benefit?

| Benefits to residents and reasons why they will benefit | Dates by which residents can expect to notice a difference |
|---|--|
| 1. Reduction in the number of homeless residents in the Royal Borough | 1 April 2017 |

1. DETAILS OF RECOMMENDATIONS

RECOMMENDATION: That Cabinet:

- i) Approves the use of two Council-owned properties for a day service and emergency housing for homeless residents.
- ii) Delegates authority to the Managing Director/Strategic Director Adult, Children and Health Services and Strategic Director Corporate and Community Services, in consultation with the Leader of the Council, to apply for all necessary consents and permissions to enable the recommendation i) and to finalise the details of the Service Level Agreement.

2. REASON FOR RECOMMENDATION(S) AND OPTIONS CONSIDERED

Current provision

- 2.1 The Royal Borough recognises the detrimental impact on individuals and their families of not having a safe, secure home. The homelessness charity, Crisis, maintains that a home is not just a physical space; it also provides roots, identity, security, a sense of belonging and a place of emotional wellbeing. This is the Royal Borough's ambition for all its residents.
- 2.2 The Council meets its duty under homelessness legislation through the Housing Options team, based in Customer Services. The services provides anyone presenting as homeless with an assessment of eligibility, advice on housing options and if appropriate, accommodation. The accommodation available includes:
 - Temporary accommodation
 - Private rented accommodation
 - Supported hostel accommodation
 - Social housing through the Housing Associations
- 2.3 The provision that the Royal Borough currently commissions to support homelessness is set out in table 1.

Table 1: Current commissioned support for homelessness

| No | Provision | Who can access it | Usage | Cost |
|----|---|--|---|---|
| 1 | Temporary accommodation / bed and breakfast | Those who are being assessed to determine whether the Royal Borough has a duty to accommodate them under homelessness legislation. | Currently 20 households are in temporary accommodation. | The cost is Housing Benefit and subsidy loss where it applies. |
| 2 | Private rented accommodation | All | | Set my private landlord. But those eligible can access an interest free loan from RBWM. |
| 3 | Frogmore | Young people leaving | 25 flats. | Contract with |

| No | Provision | Who can access it | Usage | Cost |
|----|--|--|-------------------------------|--|
| | Court, Maidenhead | care, and single homeless people aged 18-25. | | RBWM £250K. |
| 4 | Wellesley House, Windsor | Families to whom the Royal Borough as a homelessness duty. | 17 flats. | Contract with RBWM of £150K. |
| 5 | Moorview, Maidenhead | Semi-independent living for those with mental health needs referred by the Community Mental Health Team. | 6 flats. | Contract with RBWM of 100K. |
| 6 | Social housing – provided by Housing Associations across the Borough | Those to whom the Royal Borough as a homelessness duty or who are on the banding list. | 150 - 200 nominations a year. | Housing is provided through central grant or mitigation under Section 106 agreements for some development. |

Future developments

- 2.4 Discussions with a local stakeholder group have led to a proposal to use two Council-owned properties to provide two types of services, in Maidenhead, to homeless RBWM residents:
- Property A: to operate as a Day Centre providing day services for homeless residents in a single site to enable consistent access.
 - Property B: to operate as a halfway house.

Note residents using both services will be able to access the standard therapeutic rehabilitation services delivered through the Drug and Alcohol Action Team to support and enable them to make the transition into accommodation.

Day services

- 2.5 Day services include providing homeless residents with access to washing facilities, clean clothes and food. At the current time, this provision is provided on a voluntary basis and across a number of sites making it difficult for homeless residents to access. The proposed provision may also provide limited, overnight emergency accommodation for one or two homeless people.

Residential services

- 2.6 The residential property would provide accommodation for a small number of residents who would live there for a maximum of two years. This provision would be targeted at those who have the potential to move towards a more stable lifestyle.
- 2.7 Both properties will only be available to homeless people who have a proven local connection in line with the current policy.

Proposal

2.8 The proposal is to make available two vacant properties, both requiring planning permission, on a two year pilot basis to a local support organisation, the Brett Foundation, in order to assess the level of need for this provision. The properties are:

- Day Centre property: Unit 5, The Quadrant, Howarth Road, Maidenhead.
- Residential accommodation: Cemetery Lodge, Braywick, Maidenhead.

2.9 The pilot would be managed through a Service Level Agreement which will cover:

- The purpose of the pilot.
- The measures that will be used to determine whether such a provision meets the needs of homeless residents.
- How the Brett Foundation will work with the council and the range of organisations already operating in the Borough, see table 1.
- The requirement to ensure that the provision is safe, meets legal requirements and delivers the outcomes required.
- Maintenance of the building.

2.10 The options being presented to Cabinet are set out in table 2.

| Table 2: Options | Comments |
|--|--|
| To approve the use of two Council-owned properties to be used as a day centre and housing for homeless residents. Recommended option | This would provide accommodation in one place for day services for homeless residents in Maidenhead and residential accommodation to assist residents with greater independence. |
| Not to approve the use of property for the purpose of providing a day centre and housing for homeless residents | Provision for homeless residents in Maidenhead will continue on a fragmented basis with the potential for vulnerable people to be missed. |

3. KEY IMPLICATIONS

3.1 The key implications are in table 3.

Table 3: Key implications

| Defined Outcomes | Unmet | Met | Exceeded | Significantly Exceeded | Date they should be delivered by |
|---|--------------|------------------------------------|-----------------|-------------------------------|---|
| Additional provision for homeless residents in Maidenhead | 1/12/16 | 1/11/16 (subject to conversion) | 1/10/16 | 1/10/16 | 1/11/16 |

4. FINANCIAL DETAILS

Financial impact on the budget

4.1 The proposals set out in this report will result in a loss of income on a commercial property of around £50K per annum, including rental and business rates, see table

4. In addition there are one-off costs of £100K to cover conversion costs, including all professional fees and the planning application, which can be met through Section 106 monies, see table 5. Responsibility for the ongoing property and service related costs of the properties will be detailed in the Service Level Agreement.

Table 4: Financial implications – revenue

| | 2015/16 | 2016/17 | 2017/18 |
|-----------|------------------|------------------|------------------|
| | Revenue £'000 | Revenue £'000 | Revenue £'000 |
| Addition | £0 | £0 | £0 |
| Reduction | £50 | £50 | £50 |

Table 5: Financial implications – capital

| | 2015/16 | 2016/17 | 2017/18 |
|-----------|------------------|------------------|------------------|
| | Capital £'000 | Capital £'000 | Capital £'000 |
| Addition | £0 | £0 | £0 |
| Reduction | £100 | £0 | £0 |

5. LEGAL IMPLICATIONS

- 5.1 The Service Level Agreement will document the expected outcomes and deliverables by the Council and the Brett Foundation.
- 5.2 Under the Housing Act 1996, the Council has a duty to its residents to prevent homelessness.
- 5.3 The Council does not maintain a Housing Revenue Account under Part VI of the Local Government and Housing Act 1989 and consequently is not a provider of housing under Part II of the Housing Act 1985. The residential housing would need to be provided by a third party and the Service Level Agreement will also need a co-terminus lease for the provider giving them a right of occupation. This type of accommodation proposed falls under Part VII of the Housing Act 1996 and would not amount to a secure tenancy as defined in the Housing Act 1985.
- 5.3 The council will ensure that the usage of the properties is in line with the existing property restrictions. Changes to restrictions can be under section 237 of the Town and Country Planning Act 1990. Such interests, if any, will be converted into a right of compensation.

6. VALUE FOR MONEY

- 6.1 Whilst the Council will lose potential rental income on the commercial properties as a result of agreeing to this proposal, there will be a potential non-cashable benefit in more prevention work to avoid homelessness in the Royal Borough.

7. SUSTAINABILITY IMPACT APPRAISAL

- 7.1 None.

8. RISK MANAGEMENT

| Risks | Uncontrolled Risk | Controls | Controlled Risk |
|---|-------------------|--|-----------------|
| Provision of accommodation does not result in a decrease in the number of homeless residents. | HIGH | <ul style="list-style-type: none"> Detailed and precise service level agreement in place. Clear assessment undertaken of people accessing services alongside statutory agencies to ensure joined up approach. Clear eligibility criteria in place, including local connections. | MEDIUM |
| Provision is accessed by non-Royal Borough residents. | MEDIUM | <ul style="list-style-type: none"> Detailed and precise service level agreement in place. Clear eligibility criteria agreed, including requirement for local connection. | LOW |

9. LINKS TO STRATEGIC OBJECTIVES

- 9.1 The recommendations, if adopted, supports the Council's strategic objectives; putting residents' first, value for money and delivering together. Focusing on the need to reduce the number of homeless residents in the Borough puts residents first and collaborating with other organisations to deliver this ambition will deliver value for money.

10. EQUALITIES, HUMAN RIGHTS AND COMMUNITY COHESION

- 10.1 An Equality Impact Assessment is currently being developed.

11. STAFFING/WORKFORCE AND ACCOMMODATION IMPLICATIONS

- 11.1 None.

12. PROPERTY AND ASSETS

- 12.1 Moving these two properties into a service level agreement for housing homeless residents will have a negative impact on the potential on-going commercial rental income available to the Royal Borough and payment of Business Rates.

13. ANY OTHER IMPLICATIONS

13.1 None

14. CONSULTATION

14.1 The report will be considered by the Planning and Housing Overview and Scrutiny Panel on 28 June 2016.

14.2 Comments from the officers involved in this work across the Council have been incorporated into the report.

14.3 Subject to Cabinet approval, further consultation and discussion will take place with all the organisations involved in supporting homeless residents to ensure a joined-up approach across the Borough.

15. TIMETABLE FOR IMPLEMENTATION

| Date | Details |
|-----------------------|---|
| 30 June 2016 | Cabinet approval |
| July-October | Planning application and conversion works Triage of homeless residents by statutory and voluntary agencies in partnership. |
| 31 October 2016 | Service Level Agreement in place |
| 1 November 2016 | Properties operational, subject to planning approval and completion of conversion works. |
| Quarterly thereafter | Review against outcomes set out in the Service Level Agreement |
| January to March 2018 | Formal review of pilot and proposals for future provision. |

16. APPENDICES

- None.

17. BACKGROUND INFORMATION

- None.

18. CONSULTATION (MANDATORY)

| Name of consultee | Post held and Department | Date sent | Date received | See comments in paragraph: |
|-------------------|--|-----------|---------------|----------------------------|
| Internal | | | | |
| Cllr Simon Dudley | Lead Member | 18/6/16 | | |
| Russell O'Keefe | Strategic Director Corporate and Community Services | 12/6/16 | 17/6/16 | |

| Name of consultee | Post held and Department | Date sent | Date received | See comments in paragraph: |
|--------------------------|---|------------------|----------------------|-----------------------------------|
| Alison Alexander | Managing Director/ Strategic Director Adults, Children and Health | 12/6/16 | 21/6/16 | Throughout |
| Simon Fletcher | Strategic Director Operations and Customer Services | 12/6/16 | 13/6/16 | |
| Richard Bunn | Interim Head of Finance | 12/6/16 | 13/6/16 | |
| Chris Targowski | Cabinet Policy Manager | 12/6/16 | | |
| Dave Thompson | MD – RBWM Property Company Limited | 12/6/16 | | |
| Terry Baldwin | Head of HR | 12/6/16 | | |
| Sean O'Connor | Shared Legal Solutions | 20/6/16 | 20/06/16 | |

REPORT HISTORY

| Decision type: | Urgency item? |
|-----------------------------|--|
| Key decision 9 June 2016 | Yes The report is urgent is that the council needs to move at a pace to make the buildings available in order to meet the needs of homeless residents in the Royal Borough. |

| Full name of report author | Job title | Full contact no: |
|-----------------------------------|---|-------------------------|
| Hilary Hall | Head of Commissioning Adults, Children and Health | 01628 683893 |