



Oversight and Governance

Chief Executive's Department

Plymouth City Council

Ballard House

Plymouth PL1 3BJ

T 01752 305155

www.plymouth.gov.uk/democracy

Published 08/03/24

Delegated Decisions

Delegated Executive/Officer Decisions

Delegated Executive and Officer decisions are published and are available at the following link - <https://tinyurl.com/ms6umor>

Cabinet decisions subject to call-in are published at the following link - <http://tinyurl.com/yddrqll6>

Notice of call-in for non-urgent decisions must be given to the Democratic Support Team by 4.30 pm on 15 March 2024. Please note – urgent decisions and non-key Council Officer decisions cannot be called in. Copies of the decisions together with background reports are available for viewing as follows:

- on the Council's Intranet Site at <https://modgov/mgDelegatedDecisions.aspx>
- on the Council's website at <https://tinyurl.com/jhnax4e>

The decisions detailed below may be implemented on 18 March 2024 if they are not called-in.

Delegated Decisions

I. Councillor Tudor Evans OBE, Leader of the Council:

- I.a. L48 23/24 - SHAP Accessible Homes: Purchase and Refurbish Twelve Accessible Temporary Supported Homes **(Pages 1 - 34)**
- I.b. L49 23/24 - Passporting Single Accommodation Funding Award to Young Devon **(Pages 35 - 56)**
- I.c. L50 23/24 - Passporting Single Accommodation Funding Award to PATH **(Pages 57 - 78)**

EXECUTIVE DECISION

made by a **Cabinet Member**



REPORT OF ACTION TAKEN UNDER DELEGATED AUTHORITY BY AN INDIVIDUAL CABINET MEMBER


Executive Decision Reference Number – L48 23/24

Decision	
1	Title of decision: SHAP Accessible Homes: Purchase and Refurbish Twelve Accessible Temporary Supported Homes
2	Decision maker: Councillor Tudor Evans OBE, Leader of the Council
3	Report author and contact details: Jackie Kings, Head of Housing Solutions – Community Connections, 01752 308989
4	Decision to be taken: <ol style="list-style-type: none"> 1. Accept the capital and revenue grant from Homes England and the Department of Levelling Up, Housing and Communities; 2. Delegate authority to the Section 151 officer to sign the Memorandum of Understanding with DLUHC; 3. Approves the Capital Business Case and allocates £2,990,000 to the Capital Programme financed by £2,450,000 Homes England Grant, £440,000 Service Borrowing and £100,000 virement of Disabled Facilities Grant;
5	Reasons for decision: Homes England and the Department of Levelling Up, Housing and Communities Single Homelessness Accommodation Programme provides a capital and revenue funding stream aimed at increasing the supported housing provision for single people who are homeless and/ or rough sleeping, as well as young people who are care experienced, with medium to high support needs. The Council have been awarded £2,450,000 in capital grant to fund the acquisition and refurbishment of twelve self-contained one-bed properties and £399,154 (2024-28) in revenue funding to provide a dedicated support service. The capital grant cannot cover 100% of the acquisition and refurbishment costs and so the Council is required to use a proportion of Service Borrowing. All properties must be delivered by March 2025.
6	Alternative options considered and rejected: Officers have consulted a wide range of potential delivery partners including registered providers. No suitable organisations have been found to deliver this programme. The two main reasons given were: <ol style="list-style-type: none"> 1. Not having capacity to buy from the open market and refurbishing properties within the deadline 2. Financial viability due to current interest rates and grant allocation
7	Financial implications and risk: Interest rates are higher than forecasted resulting in loan commitments which may not be fully met by the rental income stream over the life of the loan. The Council is only able

	to charge a social rent, plus 10% or an affordable rent. Local house prices remain volatile but there is evidence that they are reducing, which may mitigate against the higher loan costs.			
	The Accessible Homes Programme must be delivered by March 2025. If this deadline is missed, Homes England and the Department of Levelling Up, Housing and Communities are able to withhold 5% of the capital grant and reduce the revenue grant in line with service delivery.			
8	Is the decision a Key Decision? (Please contact Democratic Support for further advice)	Yes	No	Per the Constitution, a key decision is one which:
			x	in the case of capital projects and contract awards, results in a new commitment to spend and/or save in excess of £3million in total
			x	in the case of revenue projects when the decision involves entering into new commitments and/or making new savings in excess of £1million
			x	is significant in terms of its effect on communities living or working in an area comprising two or more wards in the area of the local authority.
	If yes, date of publication of the notice in the <u>Forward Plan of Key Decisions</u>	N/A		
9	Please specify how this decision is linked to the Council's corporate plan/Plymouth Plan and/or the policy framework and/or the revenue/capital budget:	<p>Providing 12 accessible temporary homes for homeless individuals and couples</p> <p>Refurbished to EPC C, aligns with the following PCC policies, plans and priorities:</p> <p>Policy HEA8 of the Plymouth Plan outlines aims to ensure everyone has access to a decent, safe and affordable home, achieved through identifying sites and delivery programmes to develop a range of new and affordable homes to rent and buy.</p> <p>Section 4.71 of the Plymouth Plan further outlines the significant need for more affordable homes in Plymouth.</p> <p>Policy SPT3 of the JLP makes provisions to deliver 4,550 new affordable homes by 2034. In addition, Policy DEV7 of the JLP outlines the need to ensure there is a broad range of housing available to suit households with specific needs, including large family homes.</p> <p>This project will refurbish properties to an EPC C rating, thereby improving the energy efficiency of homes and supporting plans to improve the energy efficiency of homes in Plymouth as outlined in the Climate Emergency Action Plan (CEAP). A star action of the Plymouth's Future 'Our Opportunity,</p> <p>Our Plan' involves delivering affordable homes in the city through our housing partnership agreements with housing associations. Furthermore, the reduction in carbon emissions from housing is outlined as a key measure of success.</p>		
10	Please specify any direct environmental implications of the decision (carbon impact)	Refurbishing 12 homes up to EPC C will improve the energy efficiency of these homes, thereby reducing carbon emissions of these properties, whilst simultaneously reducing fuel poverty/energy costs, and improving tenant		

		comfort. By commissioning these works, we will also support Plymouth's green economy by further stimulating demand for green jobs, skills, products, services and local collaboration.		
Urgent decisions				
I1	Is the decision urgent and to be implemented immediately in the interests of the Council or the public?	Yes		(If yes, please contact Democratic Support (democraticsupport@plymouth.gov.uk) for advice)
		No	x	(If no, go to section I3a)
I2a	Reason for urgency:			
I2b	Scrutiny Chair Signature:		Date	
	Scrutiny Committee name:			
	Print Name:			
Consultation				
I3a	Are any other Cabinet members' portfolios affected by the decision?	Yes	x	
		No		(If no go to section I4)
I3b	Which other Cabinet member's portfolio is affected by the decision?	Councillor Chris Penberthy, Cabinet Member for Housing, Cooperative Development, and Communities		
I3c	Date Cabinet member consulted	14 February 2024		
I4	Has any Cabinet member declared a conflict of interest in relation to the decision?	Yes		
		No	x	
I5	Which Corporate Management Team member has been consulted?	Name	Gary Walbridge	
		Job title	Interim Strategic Director for People	
		Date consulted	12 February 2024	
Sign-off				

I 6	Sign off codes from the relevant departments consulted:	Democratic Support (mandatory)	DS I I3 23.24						
		Finance (mandatory)	DJN.23.24.207						
		Legal (mandatory)	LS/00001312/3/AC/7/3/24						
		Human Resources (if applicable)	N/A						
		Corporate property (if applicable)	N/A						
		Procurement (if applicable)							
Appendices									
I 7	Ref.	Title of appendix							
	A	Capital Investment Business Case for publication							
	B	Equalities Impact Assessment							
Confidential/exempt information									
I 8a	Do you need to include any confidential/exempt information?	Yes							
		No	x						
		Exemption Paragraph Number							
		1	2	3	4	5	6	7	
I 8b	Confidential/exempt briefing report title:								
Background Papers									
I 9	Please list all unpublished, background papers relevant to the decision in the table below. Background papers are <u>unpublished</u> works, relied on to a material extent in preparing the report, which disclose facts or matters on which the report or an important part of the work is based. If some/all of the information is confidential, you must indicate why it is not for publication by virtue of Part I of Schedule 12A of the Local Government Act 1972 by ticking the relevant box.								
Title of background paper(s)		Exemption Paragraph Number							
		1	2	3	4	5	6	7	

Cabinet Member Signature							
20	I agree the decision and confirm that it is not contrary to the Council's policy and budget framework, Corporate Plan or Budget. In taking this decision I have given due regard to the Council's duty to promote equality of opportunity, eliminate unlawful discrimination and promote good relations between people who share protected characteristics under the Equalities Act and those who do not. For further details please see the EIA attached.						
Signature			Date of decision	06 March 2024			
Print Name	Cllr Tudor Evans OBE, Leader of Plymouth City Council						

This page is intentionally left blank

CAPITAL INVESTMENT BUSINESS CASE

Purchase, Refurbishment and Delivery of Twelve Accessible Supported Homes utilising Capital and Revenue Grant from Homes England (Single Homelessness Accommodation Programme)



Community Connections, Finance and Housing Delivery Team

EXECUTIVE SUMMARY

The Executive Summary is a short summary of the Business Case and should be the last section you complete, this will enable you to extract or only the key facts from relevant sections i.e., 'project on a page'.

The summary is a 'snapshot' of the business case which will need to tell the story and sell the proposal.

This Business Case outlines Plymouth City Council's intention to purchase and refurbish twelve accessible supported temporary homes using capital grant from Homes England., Disabled Facilities Grant and Council Service Borrowing

The Department of Levelling Up, Housing and Communities' **Single Homelessness Accommodation Programme** provides a capital and revenue funding stream aimed at increasing supported housing provision for single people who are homelessness and/or rough sleeping, as well as young people who are care experienced, with medium to high support needs.

The Council has been awarded £2,450,000 in capital grant to fund the acquisition and refurbishment of twelve self-contained one-bed properties and £399,154 (2024-28) in revenue funding to provide a dedicated support service for single homeless individuals and couples with accessibility needs. The capital grant cannot cover 100% of the acquisition and refurbishment costs and so the Council is required to use a proportion of Service Borrowing and Disabled Facilities Grant.

Increasing temporary accommodation is required in response to the consequences of the national and local challenges faced in recent times leading to an increase in homelessness and use of expensive nightly paid accommodation to meet statutory duties. Notably there is: -

- A declined private rented sector as landlords exit the market/increase rents to unaffordable levels
- Declining social housing market due to disposals, delayed development and regeneration
- Increase in homelessness
- Increase in demand for temporary and short-term accommodation
- Silted up temporary accommodation provision as move on options are reduced
- Households are in temporary accommodation for longer periods
- Expensive nightly paid accommodation is accessed to meet statutory duties

The proposal is to utilise £440,000 of Service Borrowing, £100,000 Disabled Facilities Grant and £2,450,000 of capital grant from Homes England to: -

- Provide homes to meet current and future local need
- Deliver housing that is affordable

- Support Council strategic direction and priorities
- Reduce temporary accommodation costs by an estimated £271,461 per year

This project also supports the Council being compliant in meeting its statutory homelessness accommodation duties.

The target is to purchase and refurbish the twelve self-contained properties using a specialist organisation to purchase and renovate properties to handover in a turnkey condition. The cost of this can be taken from the capital grant received.

This is a good capital investment as it:

- Increases the assets of the local authority
- Reduces the revenue budget pressures of providing statutory temporary accommodation
- Meets the statutory duties of the Council
- Supports health and wellbeing needs of homeless individuals and couples with accessibility needs

Once the properties have been acquired, there will be a requirement to have a housing management and maintenance service. The costs of the management and maintenance services via a managing agent have been built into the financial modelling.

Homes England and the Department of Levelling Up, Homes and Communities will have funded a proportion of the purchase price. However, the houses will be 100 per cent council owned assets and there is no clawback of grant funding if the houses are transferred into general needs use. If they are transferred to general needs use, right to buy scheme will be applicable.

Should the housing be used for anything other than affordable housing, any Homes England grant will need to be recycled back into affordable housing provision.

SECTION 1: PROJECT DETAIL

Project Value (indicate capital or revenue)	£2,990,000	Contingency (show as £ and % of project value)	127,000
Programme	Housing	Directorate	People
Portfolio Holder	Cllr Chris Penberthy, Housing and Co- operative Development	Service Director	Matt Garrett (Community Connections)

Senior Responsible Officer (client)	Jackie Kings Strategic Manager Community Connections	Project Manager	Ruth Tune-Holmes Technical Lead Community Connections
Address and Post Code	Citywide	Ward	Citywide

Current Situation: *(Provide a brief, concise paragraph outlining the current situation and explain the current business need, problem, opportunity or change of circumstances that needs to be resolved)*

Nationally, homelessness continues to rise as a result of the global and national challenges faced in recent times, i.e. Covid, Ukraine War, Cost of Living crisis. These have significantly impacted the housing market and people's ability to meet day to day bills (rent, mortgage, utilities, food, travel etc). The health and wellbeing impact on people is also reflected in the level of need of those presenting as homeless.

This picture is directly reflected in Plymouth where the continued impact of rising inflation and the lack of affordable housing across all housing tenures has resulted in further demand for housing and homelessness services.

A snapshot of data from the 30th of March 2023 shows that there were 3,890 households with disability on the Devon Home Choice register who were not in suitable longer-term housing designed to meet their needs.

The Housing Needs of Physically Disabled People in Plymouth' report from 2015 identified that at least 330 additional fully wheelchair accessible units would be required in the city by 2024 to address unmet need. The report noted these properties should be affordable homes, alongside some provision in the private sector. 50% of need was estimated to be for one-bedroom homes.

Snapshot of the number of Plymouth households with a one bedroom need for accessible housing on Devon Home Choice (30/03/2023)

	1 Bedroom
Maximum of 3 Steps	724
Step Free	442
Wheelchair Accessible	93

Source: Devon Home Choice

- One-bedroom self-contained properties are in high demand.
- 1,757 households on DHC are waiting for an offer of accessible property.

Using information from the Plymouth Housing Options service working with households who are homeless or at risk of homelessness, there has been a rise in the numbers of those who have approached Plymouth City Council due to disability or health-related conditions:

Number of homeless approaches for disability or health related conditions

Year	Number
2020/2021	31
2021/2022	40
2022/2023	69

Source: Plymouth City Council, Housing Options Team

The purchase and refurbishment of twelve accessible homes will utilise the grant funding award of £2,450,000 (Single Homelessness Accommodation Programme), Council Service Borrowing of £440,000 and Disabled Facilities grant of £100,000

Proposal: *(Provide a brief, concise paragraph outlining your scheme and explain how the business proposal will address the current situation above or take advantage of the business opportunity) and*
(What would happen if we didn't proceed with this scheme?)

It is proposed that significant action is required to meet the statutory homelessness and temporary accommodation demand and reduce the related budget pressures.

Community Connections proposes to utilise the awarded Capital Grant, Disabled Facilities grant and undertake Service Borrowing to purchase twelve properties to provide temporary self-contained one-bedroom properties for homeless individuals with accessibility needs. The Department of Levelling Up, Housing and Communities will fund a support contract of £399,154 (2024-2028)

Homes acquired through the SHAP (Single Homelessness Accommodation Programme) will meet the statutory duties of the Council to provide temporary accommodation for homeless individuals who would otherwise have placements in Bed and Breakfast and other nightly paid accommodation.

The purchase of these properties directly and positively addresses the budget pressures faced by the Council as well as improving the health and wellbeing outcomes for homeless individuals with accessibility needs by providing them with affordable, accessible, self-contained accommodation with support to meet their needs until they move on to a suitable affordable home.

If we do not proceed, the spend on statutory temporary accommodation will continue to rise resulting in; unsustainable budget pressures, households being accommodated in unsuitable accommodation with the negative effects on health and wellbeing, and breach of statutory duties. The capital grant funding from Homes England would also be lost.

Why is this your preferred option: *(Provide a brief explanation why this option is preferred) and (Explain why this is a good capital investment and how this would be an advantage for the Council) and (explain how the preferred option is the right balance between the risks and benefits identified below).*

Acquiring homes is the preferred option as it is in line with the Council's strategic direction to meet the demand for temporary accommodation. The Council's strategic and operational goals are to:

- Provide homes to meet current and future local need.
- Deliver housing that is affordable.
- Support Council strategic direction and priorities

- Reduce temporary accommodation costs.

This is a good capital investment as it:

- Increases the assets of the Local Authority
- Utilises capital grant from Homes England
- Reduces the revenue budget pressures of providing statutory temporary accommodation
- Meets the health and wellbeing needs of homeless individuals with accessibility needs

The SHAP capital and revenue grant regime sets out to fund a proportion of the purchase costs, providing the opportunity to deliver temporary accessible homes. It aims to increase overall financial viability in both the short term and long term by reducing borrowing costs and increasing the Council's fixed assets.

Homes England will fund around 81% of the purchase price, and the houses will be 100% Council owned assets. There is no clawback of grant funding should the property be transferred into general needs use. In the long term it is expected that these properties will become available for general needs as the need for temporary accommodation reduces.

Where Homes England provides the grant, the properties are required to be either affordable general needs or affordable supported accommodation. The properties acquired as part of the Single Homelessness Accommodation Programme will be classified as supported temporary accommodation. The Department of Levelling Up, Housing, Communities have awarded a revenue contract for three years to provide a support service. There is an existing team provided by the Plymouth Alliance and this will be extended and funded through existing funding streams to.

There has been wide ranging consultation with registered providers and other similar organisations over the delivery of supported and temporary housing to meet the homelessness demand. There has been little appetite to fully deliver temporary or supported accommodation due to competing priorities and capacity within partner organisations already delivering extensive projects in the city.

An acquisition strategy supports this proposal with capacity and contingency built into the finance and rent modelling to support the end-to-end programme management and delivery.

Finance model based on estimated acquisition and delivery costs for one-bedroom properties: -

The Acquisition Strategy takes into consideration: -

- a. Grant funding bids
- b. Meeting reporting requirements for Homes England
- c. Development and agreement of specifications and schedules of work
- d. Development and agreement of key performance measures and milestones
- e. Engaging and monitoring of specialist company/ companies to acquire and refurbish as required

- f. Working across Council teams to secure legal, surveying, and procurement resource
- g. Budget reporting
- h. Development of management agreements and related schedules in partnership with the legal team
- i. Engagement and monitoring of the managing agent
- j. Development of key end to end processes and documentation, including letting of properties

A specialist organisation to be sourced to deliver the acquisition and refurbishment process:

- a. Sourcing properties that meet the agreed requirements of Plymouth City Council (all acquisitions being subject to Council approval)
- b. Undertaking viewings
- c. Negotiating offers on properties (subject to pre-approval from the Council)
- d. Undertaking all relevant due diligence, including, but not limited to, surveys (including, but not limited to, asbestos, fire risk assessment, building/structural, gas and electric)
- e. Providing comprehensive reports on properties prior to final acceptance to inform whether the Council progresses acquisitions
- f. Sourcing conveyancing services on behalf of the Council
- g. Liaising with the conveyancer to support the completion of transactions on approved properties
- h. Undertaking any required remedial or refurbishment works to ensure properties meet the Council's agreed standards (ensuring all regulatory checks and approvals are in place prior to commencing works)
- i. Providing all warranties, certificates, approvals etc. relating to each property to the Council on handover

The units must be delivered by March 2025. If this deadline is missed, a proportion of capital and revenue grant must be paid back.

Option Analysis: *(Provide an analysis of 'other' options which were considered and discounted, the options considered must be a 'do Nothing' and 'do minimum' and 'viable alternative' options. A SWOT – Strength, Benefit, Opportunity, Threat analysis could be attached as an appendix).*

Do Nothing Option	Do not utilise the capital grant award
List Benefits:	No borrowing required
List Risk / Issues:	Budget pressures will continue to rise as homeless households will continue to be accommodated in expensive nightly paid temporary accommodation and the Council will continue to fail to meet its statutory duty.
Cost:	Growing pressure on current £2.4 million budget pressure
Why did you discount this option	There is a requirement to respond to the increase in homelessness and the related budget pressure. To do nothing would not support the need to meet statutory homelessness duties or the need to reduce the related budget pressure.

Do Minimum Option	Borrow less and buy cheaper properties
List Benefits:	Less borrowing required
List Risk / Issues:	Budget pressures will continue to rise as homeless households continue to be accommodated in expensive nightly paid temporary accommodation and the Council will continue to fail to meet its statutory duty.
Cost:	At least existing £2.4 million pressure
Why did you discount this option	This would mean buying older properties which would have higher maintenance requirements in the medium –long term
Viable Alternative Option	Find another registered provider to acquire, refurbish and manage the properties
List Benefits:	It is efficient for a registered provider to lead and manage all aspects of delivery and management of the properties.
List Risk / Issues:	No registered providers have shown appetite to buy properties from the open market and are struggling with capacity
Cost:	PCC would not need to utilise service borrowing
Why did you discount this option	The capital grant has been awarded to PCC

Strategic Case:	
Which Corporate Plan priorities does this project deliver?	keep young people, children and adults protected
	focus on prevention and early intervention
	reduced health inequalities
	people feel safe in Plymouth

Milestones and Date:		
Contract Award Date	Start On Site Date	Completion Date
Executive Decision	As soon as possible	When full allocation has been spent

SECTION 2: PROJECT RISK, OUTCOMES AND BENEFITS

Risk Register: The Risk Register/Risk Log is a master document created during the early stages of a project. It includes information about each identified risk, level of risk, who owns it and what measures are in place to mitigate the risks (cut and paste more boxes if required).

Potential Risks Identified		Likelihood	Impact	Overall Rating
Risk	Stock conditions in Plymouth due to considerable volume of older stock	Low	Medium	Medium

	could be a challenge in acquiring suitable properties.			
Mitigation	Newer properties will be the preferred option within 10-year NHBC (National House Building Council) Surveys will be carried out prior to a decision to purchase. Approx £6700 per property across the properties purchased has been allocated to manage this risk.	High	Medium	High
Calculated risk value in £ (Extent of financial risk)	£80,400	Risk Owner	Jackie Kings	
Risk	Unable to identify sufficient properties capable of being refurbished to a high enough standard	Low	Medium	Medium
Mitigation	Newer properties will be preferred. Properties will be sought directly from development companies, if properties cannot be sourced on the open market	Medium	Medium	Medium
Calculated risk value in £ (Extent of financial risk)	£0	Risk Owner	Jackie Kings	
Risk	Sales falling through near the final stages in acquisition resulting in abortive costs impacting revenue budget.	Low	Medium	Low
Mitigation	<ul style="list-style-type: none"> Vacant properties and new to market properties are part of preferred option. Costs will be absorbed into savings from capital delivery across this project and built into Service revenue budgets. 5k per property on 20% 	Medium	Medium	Medium
Calculated risk value in £ (Extent of financial risk)	£12,000	Risk Owner	Jackie Kings	
Risk	House prices and/or borrowing costs increase	Low	Medium	Medium
Mitigation	Current indications are that house prices are falling, and interest rates have stabilised. If either prediction is incorrect this will result in fewer homes being purchased or a greater number of smaller, therefore cheaper, homes.	High	Medium	High

Calculated risk value in £ (Extent of financial risk)	£0	Risk Owner	Jackie Kings
--	----	-------------------	--------------

Risk	Housing have not been acquired and refurbished by March 2025	Low	Medium	Medium
Mitigation	PCC will need to pay back 5% of the capital grant and the revenue grant will be reduced in line with when first property has been acquired and ready to let.	High	Medium	High
Calculated risk value in £ (Extent of financial risk)	£0	Risk Owner	Jackie Kings	

Outcomes and Benefits

List the outcomes and benefits expected from this project.

(An **outcome** is the result of the change derived from using the project's deliverables. This section should describe the anticipated outcome)

(A **benefit** is the measurable improvement resulting from an outcome that is perceived as an advantage. Benefits are the expected value to be delivered by the project, measurable whenever possible)

Financial outcomes and benefits:	Non-financial outcomes and benefits:
Increase in PCC's fixed assets	Additional affordable, suitable temporary accommodation for homeless individuals and couples . In the future, these properties can be used for general needs.
Reduced nightly paid accommodation costs to meet statutory homelessness duties reducing the existing £2.4 million pressure	Households are in good quality temporary accommodation with support that meets their needs, whilst they wait for an offer of an affordable longer-term home

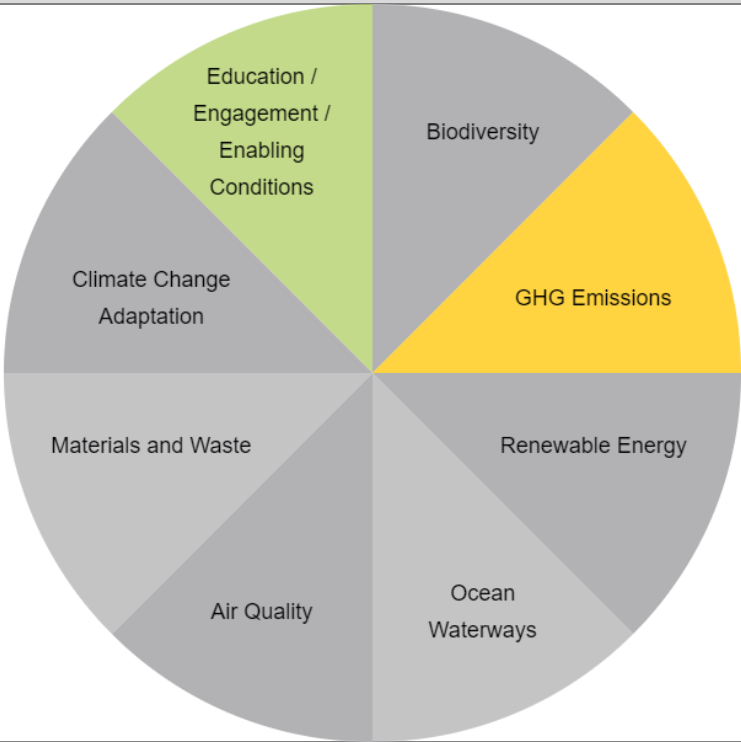
Increased health and wellbeing outcomes for households reducing impact on wider council and partner resources in the short, medium and long term	Freeing up hospitality accommodation to increase visitor spend in the city
--	--

SECTION 3: CONSULTATION

Does this business case need to go to CMT	Yes	Date business case approved by CMT (if required)	
---	-----	--	--

Climate Impact Assessment

Upload Climate Impact Wheel



Summary of the anticipated impact of the proposal on the climate (including any proposed mitigations and impacts beyond 2030)

Bringing temporary accommodation within the Council's portfolio of assets will increase the Council's corporate carbon footprint in the short term. In the long term, this offers the opportunity to improve the energy efficiency of these properties and add renewable energy capacity which will support the city's net zero trajectory and reduce the impact on corporate emissions.

In the short term, the intention is to source A-C EPC rated accommodation, and we are mandated to improve that if properties fall below 'C'. At a city level, the climate impacts are likely to be minimal due to sourcing from existing housing stocks rather than new build. Steps will also be taken to ensure selected sites provide access to public and active modes of travel and are within walking distance of amenities as much as possible. Meanwhile - providing homeless residents with accommodation increases their agency to adopt climate friendly behaviours.

Have you engaged with Procurement Service?		Yes
Procurement route options considered for goods, services or works	Single Tender to support PCC to acquire and refurbish the properties	
Procurements Recommended route.	Procurement Exemption	
Who is your Procurement Lead?	Kim Kingdom	
Is this business case a purchase of a commercial property?		No
If yes, then provide evidence to show that it is not 'primarily for yield'		

Which Members have you engaged with and how have they been consulted <i>(including the Leader, Portfolio Holders and Ward Members)</i>	Cllr Penberthy, Portfolio Holder for Housing, Cooperative Development and Communities and Cllr Lowry, Portfolio Holder for Finance both through Portfolio Holder meetings and the Homelessness Workshop.
---	--

Confirm you have taken necessary Legal advice, is this proposal State Aid compliant, if yes please explain why.	
Who is your Legal advisor you have consulted with?	Alison Critchfield

Equalities Impact Assessment completed <i>(This is a working document which should inform the project throughout its development. The final version will need to be submitted with your Executive Decision)</i>	Yes
--	-----

SECTION 4: FINANCIAL ASSESSMENT

FINANCIAL ASSESSMENT: *In this section the robustness of the proposals should be set out in financial terms. The Project Manager will need to work closely with the capital and revenue finance teams to ensure that these sections demonstrate the affordability of the proposals to the Council as a whole. Exact amounts only throughout the paper - not to be rounded.*

CAPITAL COSTS AND FINANCING

Breakdown of project costs including fees surveys and contingency	Prev. Yr.	23/24	24/25	25/26	26/27	27/28	Future Yrs.	Total
	£	£	£	£	£	£	£	£

Refurbishments			300,000					
Purchase Costs			2,280,000					
Surveys			60,000					
Project Management			52,800					
Legal Fees			24,000					
Transaction Costs			38,400					
Disabled Facilities grant adaptations			100,000					
Professional Fees			7,800					
Contingency			127,000					
Total capital spend			2,990,000					

Provide details of proposed funding: Funding to match with Project Value								
Breakdown of proposed funding	Prev. Yr. £	23/24 £	24/25 £	25/26 £	26/27 £	27/28 £	Future Yrs. £	Total £
Service Borrowing			440,000					
Grant (subject to bid)			2,450,000					
Disabled Facilities grant			100,000					
Total funding			2,990,000					

SI06 or CIL (Provide Planning App or site numbers)	N/A
Which alternative external funding sources been explored	There are no other applicable funding streams.
Are there any bidding constraints and/or any restrictions or conditions attached to your funding	<p>RP (registered providers) Investment Partner Status with Homes England needs to be submitted and if successful, grants will require property purchased to be on an affordable or social rent model. This is in line with our approach and financial modelling.</p> <p>Homes England stipulate that a social rent or an affordable rent model must be applied to the rent and service charge of each of the</p>

	properties and that they must meet regulatory standards. If these properties are no longer used as affordable homes, the Council will be required to recycle or pay back the grant contribution.
Tax and VAT implications	The receipt of rental income from the residential properties will relate to a VAT-exempt activity of the Council. This means that the VAT incurred by the Council on costs relating to the purchase of the properties, and the future ongoing revenue costs, will need to be included in the Council's partial exemption review and so the expenditure will need to be identified and closely monitored to ensure that the VAT is fully recoverable by the Council. Since the properties will be used for a residential purpose, the Council will be unable to opt to tax the properties to be able to exclude the VAT on costs from the partial exemption calculation. It might be necessary, therefore, to obtain external VAT advice.
Tax and VAT reviewed by	Sarah Scott
Will this project deliver capital receipts? <i>(If so, please provide details)</i>	There will be no immediate capital receipts however the homes purchased could potentially be sold to provide capital receipts in the future should the need for them reduce. Any Homes England funding would need to be recycled into affordable housing provision.

REVENUE COSTS AND IMPLICATIONS

Cost of Developing the Capital Project (To be incurred at risk to Service area)

Total Cost of developing the project	£0
Revenue cost code for the development costs	
Revenue costs incurred for developing the project are to be included in the capital total, some of the expenditure could be capitalised if it meets the criteria	Y
Budget Managers Name	Jackie Kings

Ongoing Revenue Implications for Service Area

	Prev. Yr.	23/24 £	24/25 £	25/26 £	26/27 £	27/28 £	Future Yrs.
Service area revenue cost							
Other (e.g.: maintenance, utilities, etc)			19,003	35,206	35,206	35,206	ongoing

Loan repayment (terms agreed with Treasury Management)					0	30,878	30,878	30,878	ongoing
Total Revenue Cost (A)					19,003	66,084	66,084	66,084	ongoing
Service area revenue benefits/savings									
Annual revenue income (e.g.: rents, etc)					(42,720)	(73,408)	(73,408)	(73,408)	ongoing
Cost avoidance of temporary accommodation					(£153,714)	(264,137)	(264,137)	(264,137)	ongoing
Total Revenue Income (B)					(196,434)	(337,545)	(337,545)	(337,545)	ongoing
Service area net (benefit) cost (B-A)					(177,431)	(271,461)	(271,461)	(271,461)	ongoing
Has the revenue cost been budgeted for or would this make a revenue pressure			This would not cause a revenue pressure. Please note 24/25 above estimates the half year effect of newly purchased properties and there is no repayments on the service borrowing until Year 2.						
Which cost centre would the revenue pressure be shown			2887	Has this been reviewed by the budget manager				Y	
Name of budget manager			Jackie Kings						
Loan value	£440,000	Interest Rate	6.75%	Term Years	50	Annual Repayment		£30,878	
Revenue code for annual repayments			0915						
Service area or corporate borrowing			Service Borrowing						
Revenue implications reviewed by			Nathan Franklin						

Version Control: (The version control table must be updated and signed off each time a change is made to the document to provide an audit trail for the revision and update of draft and final versions)



Author of Business Case	Document Version	Date
Ruth Tune-Holmes	v 1.	28 th February 2024

SECTION 5: RECOMMENDATION AND ENDORSEMENT

Recommended Decision

It is recommended that the Leader of the Council:


1. Accept the capital and revenue grant from Homes England and the Department of Levelling Up, Housing and Communities;
2. Delegate authority to the Section 151 officer to sign the Memorandum of Understanding with DLUHC;
3. Approves the Capital Business Case and allocates £2,990,000 to the Capital Programme financed by £2,450,000 Homes England Grant, £440,000 Service Borrowing and £100,000 virement of Disabled Facilities Grant;

Councillor Tudor Evans		Service Director Matt Garrett	
Either email dated:		Either email dated:	
		Signed: 	
Or signed:			
Date: 08/03/2024		Date: 05/03/2024	

This page is intentionally left blank

EQUALITY IMPACT ASSESSMENT – PURCHASE OF ACCESSIBLE HOMES FOR SINGLE HOMELESS INDIVIDUALS AND COUPLES

SECTION ONE: INFORMATION ABOUT THE PROPOSAL

Author(s): This is the person completing the EIA template.	Ruth Tune-Holmes	Department and service:	Community Connections	Date of assessment:	February 2024
Lead Officer: Please note that a Head of Service, Service Director, or Strategic Director must approve the EIA.	Jackie Kings	Signature:		Approval date:	5 th March 2024
Overview:	<p>PCC is facing increased demand from people who are homeless or threatened with homelessness and in turn is spending a lot of money on providing emergency and temporary accommodation.</p> <p>This project will directly deliver good quality, affordable, accessible temporary supported accommodation in Plymouth for homeless individuals. It is being funded by external capital and revenue funding, service borrowing and Disability Facilities Grant</p> <ul style="list-style-type: none">PCC aims to buy 12 accessible properties, and these will be let to homeless individuals who have accessibility and support needs				
Decision required:	<ol style="list-style-type: none">Accept the capital and revenue grant from Homes England and the Department of Levelling Up, Housing and Communities;Delegate authority to the Section 151 officer to sign the Memorandum of Understanding with DLUHC;Approves the Capital Business Case and allocates £2,990,000 to the Capital Programme financed by £2,450,000 Homes England Grant, £440,000 Service Borrowing and £100,000 virement of Disabled Facilities Grant;				

SECTION TWO: EQUALITY IMPACT ASSESSMENT SCREENING TOOL

Potential external impacts: Does the proposal have the potential to negatively impact service users, communities or residents with protected characteristics?	Yes		No	x
Potential internal impacts: Does the proposal have the potential to negatively impact Plymouth City Council employees?	Yes		No	x
Is a full Equality Impact Assessment required? (if you have answered yes to either of the questions above then a full impact assessment is required and you must complete section three)	Yes		No	x
If you do not agree that a full equality impact assessment is required, please set out your justification for why not.	Full EIA not required as the purchase and provision of supported accommodation is inclusive to those experiencing homelessness in line with legislation. There is no risk of discrimination.			

SECTION THREE: FULL EQUALITY IMPACT ASSESSMENT

Protected characteristics (Equality Act, 2010)	Evidence and information (e.g. data and consultation feedback)	Adverse impact	Mitigation activities	Timescale and responsible department
Age	Plymouth <ul style="list-style-type: none"> 16.4 per cent of people in Plymouth are children aged under 15. 65.1 per cent are adults aged 15 to 64. 18.5 percent are adults aged 65 and over. 2.4 percent of the resident population are 85 and over. 	No adverse impact	This will be monitored through letting arrangements	Ongoing, Community Connections

	<p>South West</p> <ul style="list-style-type: none"> • 15.9 per cent of people are aged 0 to 14, 61.8 per cent are aged 15 to 64. • 22.3 per cent are aged 65 and over. <p>England</p> <ul style="list-style-type: none"> • 17.4 per cent of people are aged 0 to 14. • 64.2 per cent of people are aged 15 to 64. • 18.4 per cent of people are aged 65 and over. <p>(2021 Census)</p>			
<p>Care experienced individuals</p> <p>(Note that as per the Independent Review of Children's Social Care recommendations, Plymouth City Council is treating care experience as though it is a protected characteristic).</p>	<p>It is estimated that 26 per cent of the homeless population in the UK have care experience. In Plymouth there are currently 7 per cent of care leavers open to the service (6 per cent aged 18-20 and 12 per cent of those aged 21+) who are in unsuitable accommodation.</p> <p>The Care Review reported that 41 per cent of 19-21 year old care leavers are not in education, employment or training (NEET) compared to 12 per cent of all other young people in the same age group.</p> <p>In Plymouth there are currently 50 per cent of care leavers aged 18-21 Not in Education Training or Employment (54 per cent of all those care leavers aged 18-24 who are open to the service). There are currently 195 care leavers aged 18 to 20 (statutory service) and 58 aged 21 to 24 (extended offer). There are more care leavers aged 21 to 24 who could return for support from services if they wished to.</p>	No adverse impact	This will be monitored through letting and other relevant reporting arrangements	Ongoing, Community Connections

Disability	9.4 per cent of residents in Plymouth have their activities limited 'a lot' because of a physical or mental health problem. 12.2 per cent of residents in Plymouth have their activities limited 'a little' because of a physical or mental health problem (2021 Census)	No adverse impact	This will be monitored through letting arrangements	Ongoing, Community Connections
Gender reassignment	0.5 per cent of residents in Plymouth have a gender identity that is different from their sex registered at birth. 0.1 per cent of residents identify as a trans man, 0.1 per cent identify as non-binary and, 0.1 per cent identify as a trans women (2021 Census).	No adverse impact	This will be monitored through letting arrangements	Ongoing, Community Connections
Marriage and civil partnership	40.1 per cent of residents have never married and never registered a civil partnership. 10 per cent are divorced, 6 percent are widowed, with 2.5 per cent are separated but still married. 0.49 per cent of residents are, or were, married or in a civil partnerships of the same sex. 0.06 per cent of residents are in a civil partnerships with the opposite sex (2021 Census)	No adverse impact	Not applicable	Not applicable
Pregnancy and maternity	The total fertility rate (TFR) for England was 1.62 children per woman in 2021. The total fertility rate (TFR) for Plymouth in 2021 was 1.5.	No adverse impact	Not applicable	Not applicable
Race	In 2021, 94.9 per cent of Plymouth's population identified their ethnicity as White, 2.3 per cent as Asian and 1.1 per cent as Black (2021 Census) People with a mixed ethnic background comprised 1.8 per cent of the population. 1 per cent of the population use a different term to describe their ethnicity (2021 Census) 92.7 per cent of residents speak English as their main language. 2021 Census data shows that after English, Polish, Romanian, Chinese, Portuguese,	No adverse impact	This will be monitored through letting arrangements	Ongoing, Community Connections

	and Arabic are the most spoken languages in Plymouth (2021 Census).			
Religion or belief	48.9 per cent of the Plymouth population stated they had no religion. 42.5 per cent of the population identified as Christian (2021 Census). Those who identified as Muslim account for 1.3 per cent of Plymouth's population while Hindu, Buddhist, Jewish or Sikh combined totalled less than 1 per cent (2021 Census).	No adverse impact	This will be monitored through letting arrangements	Ongoing, Community Connections
Sex	51 per cent of our population are women and 49 per cent are men (2021 Census).	No adverse impact	This will be monitored through letting arrangements	Ongoing, Community Connections
Sexual orientation	88.95 per cent of residents aged 16 years and over in Plymouth describe their sexual orientation as straight or heterosexual. 2.06 per cent describe their sexuality as bisexual, 1.97 per cent of people describe their sexual orientation as gay or lesbian. 0.42 per cent of residents describe their sexual orientation using a different term (2021 Census)	No adverse impact	This will be monitored through letting arrangements	Ongoing, Community Connections

SECTION FOUR: HUMAN RIGHTS IMPLICATIONS

Human Rights	Implications	Mitigation Actions	Timescale and responsible department
	Plymouth City Council recognises Article 14 of the Human Rights Act – The right to receive Equal Treatment and prohibits	Not applicable	Not applicable

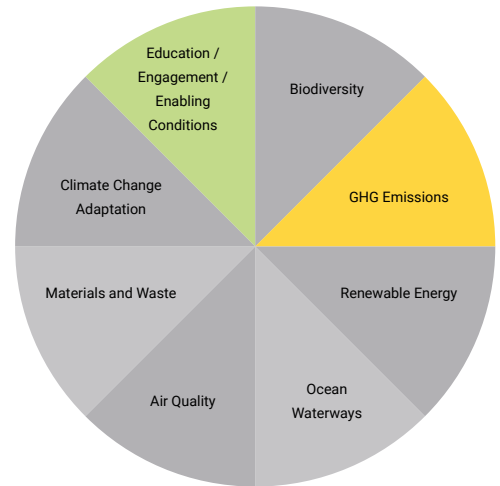
	<p>discrimination including sex, race, religion and economic and social status in conjunction with the Equalities Act which includes age and disability.</p> <p>All staff and service users will be treated fairly and their human rights will be respected.</p> <p>No adverse impact on human rights has been identified.</p>		
--	--	--	--

SECTION FIVE: OUR EQUALITY OBJECTIVES

Equality objectives	Implications	Mitigation Actions	Timescale and responsible department
Celebrate diversity and ensure that Plymouth is a welcoming city.	No implications	Not applicable	Not applicable
Pay equality for women, and staff with disabilities in our workforce.	No implications	Not applicable	Not applicable
Supporting our workforce through the implementation of Our People Strategy 2020 – 2024	No implications	Not applicable	Not applicable
Supporting victims of hate crime so they feel confident to report incidents, and working with, and through our partner organisations to achieve positive outcomes.	No implications	Not applicable	Not applicable
Plymouth is a city where people from different backgrounds get along well.	This housing provision will be part of the community. People will live in them and will become part of the local community. PCC will ensure they have a management plan for this housing provision	Community Cohesion monitored by PCC	Ongoing, Jackie Kings, Head of Housing Solutions

This page is intentionally left blank

Capital Investment Business Case - Accessible Homes FINAL



Assessment ID: CAP543

Assessment Author: Ruth Tune-Holmes

Assessment Initial Summary:

The Council has been awarded capital grant to fund the acquisition and refurbishment of twelve self-contained one bed properties and revenue funding to provide a dedicated support service for single homeless individuals and couples with accessibility and mobility needs.

Assessment Final Summary:

The intention is to acquire A-C rated housing, and/ or to bring the housing up to a C rating as part of the refurbishment work. This provides an opportunity to improve the energy efficiency of the properties and add renewable energy capacity to support the City's net zero trajectory. At a City level, the climate impacts are likely to be minimal due to sourcing the properties from existing stock rather than new build. Access to public and active modes of transport, as well as the properties being in walking distance of as many amenities and services as possible will be a key priority. Providing homeless individuals with accommodation increases the likelihood of them adopting climate friendly behaviours,

Biodiversity Score: 3

Biodiversity Score Justification: Purchasing existing homes will have no impact on biodiversity

Biodiversity Score Mitigate: No

GHG Emissions Score: 2

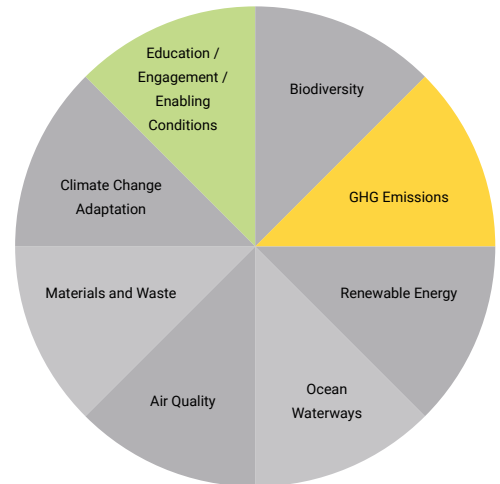
GHG Emissions Score Justification: The funding requires any purchased accommodation to be an EPC rating of C or above. PCC will be seeking houses that are energy efficient. If a property falls below a C rating, PCC will implement measures to improve energy performance.. This will have a short term impact on carbon emissions until the works can be completed

GHG Emissions Score Mitigate: No

Renewable Energy Score: 3

Renewable Energy Score Justification: There are no plans to add renewable energy capacity

Capital Investment Business Case - Accessible Homes FINAL



Renewable Energy Score Mitigate: No

Ocean and Waterways Score: 3

Ocean and Waterways Score Justification: Existing homes - so no change

Ocean and Waterways Score Mitigate: No

Air Quality Score: 3

Air Quality Score Justification: Existing homes, so no change. Intention to source properties with good public and active transport links, where possible

Air Quality Score Mitigate: No

Materials and Waste Score: 3

Materials and Waste Score Justification: Existing homes, so no change

Materials and Waste Score Mitigate: No

Climate Change Adaptation Score: 3

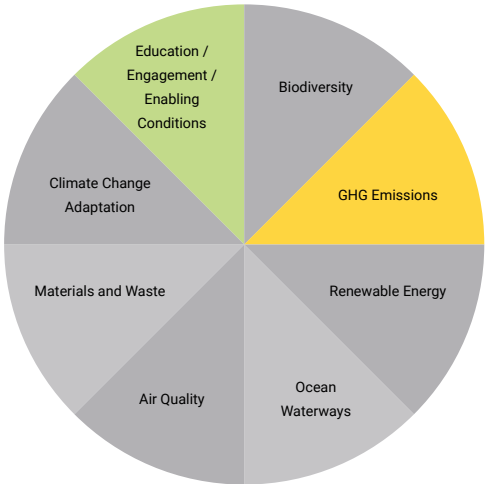
Climate Change Adaptation Score Justification: Existing homes, so no change

Climate Change Adaptation Score Mitigate: No

Education / Engagement / Enabling Conditions Score: 4

Education / Engagement / Enabling Conditions Score Justification: Providing homeless individuals with suitable accommodation makes it more likely that they will adopt climate friendly behaviours.

Capital Investment Business Case - Accessible Homes FINAL



Education / Engagement / Enabling Conditions Score Mitigate: No

Wheel Key

- Long lasting or severe negative impact
- Short term or limited negative impact
- No impact or neutral impact
- Short term or limited positive impact
- Long lasting or extensive positive impact

This page is intentionally left blank

EXECUTIVE DECISION

made by a **Cabinet Member**

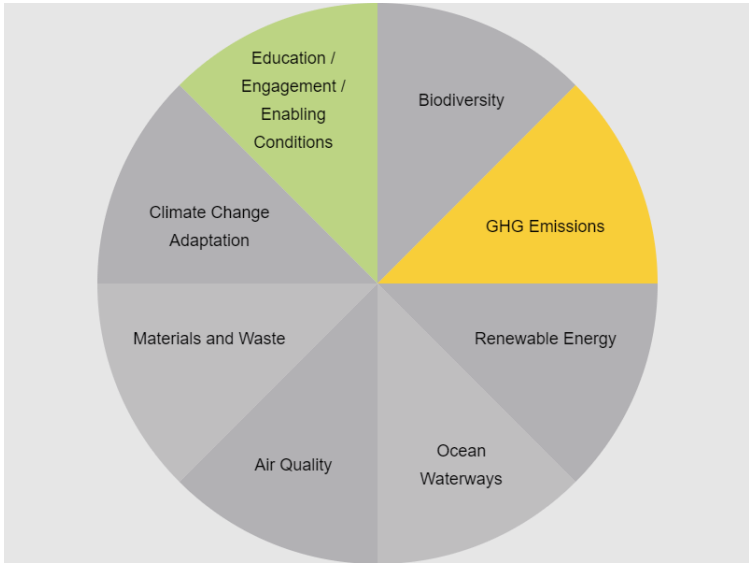


REPORT OF ACTION TAKEN UNDER DELEGATED AUTHORITY BY AN INDIVIDUAL CABINET MEMBER


Executive Decision Reference Number – L49 23/24

Decision	
1	Title of decision: Passporting Single Accommodation Funding Award to Young Devon
2	Decision maker: Councillor Tudor Evans OBE, Leader of the Council
3	Report author and contact details: Jackie Kings, Head of Housing Solutions, 01752 305191
4	<p>Decision to be taken:</p> <ol style="list-style-type: none"> 1. Accept the capital and revenue grant from the Department of Levelling Up, Housing and Communities (DLUHC); 2. Approval to the S151 Officer to sign the Memorandum of Understanding; 3. Allocation of £296,851 for the project into the Capital Programme funded by the DLUHC Single Homelessness Accommodation Programme (SHAP); 4. Approval of the transfer of the funds to Young Devon, including the SHAP Revenue funding of £303,645; such monies to be transferred to Young Devon via a Contract Variation to their Sub-Contract under the Complex Lives Alliance Contract PEO/16175
5	<p>Reasons for decision:</p> <p>The Department of Levelling Up, Housing and Communities Single Homelessness Accommodation Programme (SHAP) provides a capital and revenue funding stream aimed at increasing the supported housing provision for single people who are homeless and/ or rough sleeping, as well as young people who are care experienced, with medium to high support needs.</p> <p>The Government has invested £200m in the new Single Homelessness Accommodation Programme to deliver up to 2,400 homes by March 2025, including supported housing. The new accommodation will be aimed at adults experiencing severe multiple disadvantage and specialist accommodation for young people (under 25) who are at risk of, or already experiencing, rough sleeping.</p> <p>Plymouth City Council, applied for capital and revenue funding, under the SHAP (Single Homelessness Accommodation Programme) for Young Devon. They are a registered charity working within the young people in the supported housing sector and a subcontractor in the Plymouth Alliance.</p> <ul style="list-style-type: none"> • Plymouth City Council have been successful in securing £296,131 in capital funding to acquire and refurbish one house with the aim of providing 4 bedspaces for young people who are homeless, or at risk of homelessness with medium to high support needs • A three-year revenue award of £303,645 will provide an intensive support service to the four young people

6	Alternative options considered and rejected: Plymouth City Council could not directly deliver this service as it is highly specialist, in nature. Young Devon is a subcontractor of the Plymouth Alliance with extensive experience			
7	Financial implications and risk: There are minimal risks to PCC as we are not delivering the projects. The house has been acquired and is being refurbished by Young Devon, ahead of the March 2025 deadline. The Department of Levelling Up, Housing and Communities will withhold 5% of the capital grant and may reduce the revenue award in line with when the properties are ready to be let. <ul style="list-style-type: none">PCC will co-ordinate the reporting to DLUHC (Department for Levelling Up, Housing and Communities)Young Devon is fully responsible for any risks and liabilities that arise from this project The risk element in receiving the grant is low: It is 100% externally funded and as such there is no impact on existing PCC budgets The Council will enter into a funding agreement with Young Devon which will contain restrictions on disposal of the property and how the funding is used.			
8	Is the decision a Key Decision? (Please contact Democratic Support for further advice)	Yes	No	Per the Constitution, a key decision is one which:
			x	in the case of capital projects and contract awards, results in a new commitment to spend and/or save in excess of £3million in total
			x	in the case of revenue projects when the decision involves entering into new commitments and/or making new savings in excess of £1million
			x	is significant in terms of its effect on communities living or working in an area comprising two or more wards in the area of the local authority.
	If yes, date of publication of the notice in the Forward Plan of Key Decisions		n/a	
9	Please specify how this decision is linked to the Council’s corporate plan/Plymouth Plan and/or the policy framework and/or the revenue/capital budget: This service will increase the supported housing provision for young people with medium to high support needs who are homeless or at risk of homelessness. This will lower the number of individuals being placed in B&B under a statutory homelessness duty It directly and positively addresses the budget pressures faced by the Council as well as improving the health and wellbeing outcomes for young people in this cohort by providing them with specialist supported accommodation until they move on to a longer-term accommodation. Refurbished to EPC C , aligns with the following PCC policies, plans and priorities: Policy HEA8 of the Plymouth Plan outlines aims to ensure everyone has access to a decent, safe and affordable home,			

		achieved through identifying sites and delivery programmes to develop a range of new and affordable homes to rent and buy. Section 4.71 of the Plymouth Plan further outlines the significant need for more affordable homes in Plymouth. Policy SPT3 of the JLP makes provisions to deliver 4,550 new affordable homes by 2034. In addition, Policy DEV7 of the JLP outlines the need to ensure there is a broad range of housing available to suit households with specific needs, including large family homes. This project will refurbish properties to an EPC C rating, thereby improving the energy efficiency of homes and supporting plans to improve the energy efficiency of homes in Plymouth as outlined in the Climate Emergency Action Plan (CEAP) . A star action of the Plymouth’s Future ‘Our Opportunity,		
10	Please specify any direct environmental implications of the decision (carbon impact)	Refurbishing this house up to EPC C will improve the energy efficiency, thereby reducing carbon emissions, whilst simultaneously reducing fuel poverty/energy costs, and improving tenant comfort. By commissioning these works, we will also support Plymouth’s green economy by further stimulating demand for green jobs, skills, products, services and local collaboration 		
Urgent decisions				
11	Is the decision urgent and to be implemented immediately in the interests of the Council or the public?	Yes		(If yes, please contact Democratic Support (democraticsupport@plymouth.gov.uk) for advice)
		No	x	(If no, go to section 13a)
12a	Reason for urgency:			

I2b	Scrutiny Chair Signature:		Date	
	Scrutiny Committee name:			
	Print Name:			
Consultation				
I3a	Are any other Cabinet members' portfolios affected by the decision?	Yes	x	
		No		(If no go to section I4)
I3b	Which other Cabinet member's portfolio is affected by the decision?	Councillor Chris Penberthy; Cabinet Member for Housing, Co-operative Development and Communities		
I3c	Date Cabinet member consulted	12 February 2024		
I4	Has any Cabinet member declared a conflict of interest in relation to the decision	Yes		
		No	X	
I5	Which Corporate Management Team member has been consulted?	Name	Gary Walbridge	
		Job title	Interim Director of People	
		Date consulted	14 February 2024	
Sign-off				
I6	Sign off codes from the relevant departments consulted:	Democratic Support (mandatory)	DS I I4 23/24	
		Finance (mandatory)	DJN.23.24.209	
		Legal (mandatory)	LS/00001312/1/AC/7/3/24.	
		Human Resources (if applicable)	N/A	
		Corporate property (if applicable)	N/A	
		Procurement (if applicable)	N/A	
Appendices				
I7	Ref	Title of appendix		
	A	Equalities Impact Assessment		
	B	Climate Impact Assessment		

	C	Young Devon Capital Investment Briefing Note for Passporting Funds						
Confidential/exempt information								
18a	Do you need to include any confidential/exempt information	Yes						
		No	x					
		Exemption Paragraph Number						
		1	2	3	4	5	6	7
18b	Confidential/exempt briefing report title:							
Background Papers								
19	<p>Please list all unpublished, background papers relevant to the decision in the table below.</p> <p>Background papers are <u>unpublished</u> works, relied on to a material extent in preparing the report, which disclose facts or matters on which the report or an important part of the work is based. If some/all of the information is confidential, you must indicate why it is not for publication by virtue of Part 1 of Schedule 12A of the Local Government Act 1972 by ticking the relevant box.</p>							
Title of background paper(s)		Exemption Paragraph Number						
		1	2	3	4	5	6	7
Cabinet Member Signature								
20	<p>I agree the decision and confirm that it is not contrary to the Council's policy and budget framework, Corporate Plan or Budget. In taking this decision I have given due regard to the Council's duty to promote equality of opportunity, eliminate unlawful discrimination and promote good relations between people who share protected characteristics under the Equalities Act and those who do not. For further details please see the EIA attached.</p>							
Signature				Date of decision		08 March 2024		
Print Name		Cllr Tudor Evans OBE, Leader of Plymouth City Council						

This page is intentionally left blank

CAPITAL INVESTMENT BRIEFING NOTE FOR PASSPORTING FUNDS

(Young Devon – SHAP Capital and Revenue Award)



SCHEME SUMMARY: *(Provide a brief paragraph outlining the current situation. Explain the details of the proposal and how the proposal will address the issue)*

The Department of Levelling Up, Housing and Communities **Single Homelessness Accommodation Programme (SHAP)** provides a capital and revenue funding stream aimed at increasing the supported housing provision for single people who are homeless and/ or rough sleeping, as well as young people who are care experienced, with medium to high support needs.

The Government has invested £200m in the new Single Homelessness Accommodation Programme to deliver up to 2,400 homes by March 2025, including supported housing. The new accommodation will be aimed at adults experiencing severe multiple disadvantage and specialist accommodation for young people (under 25) who are at risk of, or already experiencing, rough sleeping.

Plymouth City Council, applied for capital and revenue funding, under the SHAP for Young Devon. They are a registered charity working within the young people in the supported housing sector and a subcontractor in the Plymouth Alliance.

Plymouth City Council have been successful in securing £296,131 in capital funding to acquire and refurbish one house with the aim of providing 4 bedspaces for young people who are homeless, or at risk of homelessness with medium to high support needs

A three-year revenue award of £303,645 will provide an intensive support service to the four young people

The house has been acquired and is being refurbished.

STRATEGIC CASE: *(How will this proposal meet corporate priorities? Explain how the project delivers or supports delivery of Plymouth Plan / Joint Local Plan Policies (including policy references)*

Significant action is required to meet the homelessness and temporary accommodation demand and reduce budgetary pressures. Rates of young people with medium to high support needs who are homeless or at risk of homelessness is increasing.

Young Devon proposes to utilise the awarded capital and revenue grant as well as their own loan finance to fund the acquisition and refurbishment costs. There is also three-year revenue funding to deliver the following service to those living in this property.

- Youth Workers will support on an individual and group basis with personalised packages of support including therapeutic support. Average packages of support would cover 16 hours per week per person to meet the needs of young people.
- There will be 24/7 on call.
- Learning from the Mockingbird model Young Devon will pilot a “stay close approach”, offering additional support from existing host families, offering respite, increased nurture and more “family feel” support, when required. Youth work coaches and Hosts would also deliver regular weekend activities and support to individuals and groups.

This service directly and positively addresses the budget pressures faced by the Council as well as improving the health and wellbeing outcomes for young people in this cohort by providing them with specialist supported accommodation until they move on to a longer-term accommodation.

OUTCOMES AND BENEFITS: *(List the outcomes and benefits expected from this project)*

Financial outcomes and benefits:	Non-financial outcomes and benefits:
This service will increase the supported housing provision for young people with medium to high support needs who are homeless or at risk of homelessness. This will lower the number of individuals being placed in B&B under a statutory homelessness duty	Young people will have access to specialist supported accommodation which aims to meet their needs and reduce levels of homelessness and rough sleeping in the City.

KEY RISKS: *(Identify the risks, level of risks and measures in place to mitigate the risks)*

There are minimal risks to PCC as we are not delivering the projects. This house has been acquired and is being refurbished by Young Devon, ahead of the March 2025 deadline. The Department of Levelling Up, Housing and Communities will withhold 5% of the capital grant and may reduce the revenue award in line with when the properties are ready to be let.

- PCC will co-ordinate the reporting to DLUHC

- Young Devon is fully responsible for any risks and liabilities that arise from this project

The risk element in receiving the grant is low:

It is 100% externally funded and as such there is no impact on existing PCC budgets

The money will be paid to Young Devon on completion of a funding agreement with the Council which will for a period of 30 years require Young Devon to:

- Require them to use the money only for the approved purpose of homelessness accommodation
- Insure and maintain the property
- Not dispose of the property without the Council's consent
- Keep records of expenditure and provide copies to the Council on request

The restriction on disposal will be protected by a restriction on the registered title to the property.

MILESTONES AND DATES: *(delivery timescales)*

The funds are to be awarded as soon as possible and the projects will be complete by 31st March 2025. It is forecast that 100% of the capital grant will be released in 2024/25. The revenue grant will be paid in annual tranches (2024- 2028)

FUNDING: *(Include : PCC accountable body status, passporting funding to the provider, who is responsible for delivery, back to back funding agreement, ongoing PCC revenue implications)*

PCC will co-ordinate the data and financial reporting to the Department of Levelling Up, Housing and Communities. Young Devon will provide quarterly reports and evidence the eligible spend has occurred.

Young Devon will receive £296,131 of capital grant funding towards the acquisition and refurbishment costs. They will contribute £174,486 of their own funds to acquire, refurbish and set up these properties.

The three-year revenue award to fund the support service will be transferred to Young Devon through the Plymouth Alliance

Reviewed by Revenue Accountant): Nathan Franklin


RECOMMENDATION

It is recommended that the Leader of the Council:

- Accepts the capital and revenue grant from the Department of Levelling Up, Housing and Communities;
- Grants authority to the S151 Officer to sign the Memorandum of Understanding with DLUHC
- Allocates £296,851 for the project into the Capital Programme funded by the DLUHC Single Homelessness Accommodation Programme (SHAP)
- Approves the transfer of the funds to Young Devon, including the SHAP Revenue funding of £303,645; such monies to be transferred to Young Devon via a Contract Variation to their Sub-Contract under the Complex Lives Alliance Contract PEO/16175

EQUALITY IMPACT ASSESSMENT – YOUNG DEVON FUNDING FOR NEW SERVICE

SECTION ONE: INFORMATION ABOUT THE PROPOSAL

Author(s): This is the person completing the EIA template.	Ruth Tune-Holmes	Department and service:	Community Connections	Date of assessment:	19/02/2024
Lead Officer: Please note that a Head of Service, Service Director, or Strategic Director must approve the EIA.	Jackie Kings	Signature:		Approval date:	06/03/2024
Overview:	<p>PCC is facing increased demand from people who are homeless or threatened with homelessness and in turn is spending a lot of money on providing emergency and temporary accommodation.</p> <p>Plymouth has very high numbers of young people in temporary accommodation, in B&B's, hostels, and shared house type temporary accommodation, accessed through the Plymouth Alliance.</p> <p>Plymouth City Council will passport external capital and revenue funds to Young Devon who have acquired 4 units of supported accommodation for young people with medium to high support needs who are homeless in Plymouth.</p> <ul style="list-style-type: none">• Young Devon has been awarded capital and review funding by an external funder• This will provide up to 4 units of supported accommodation for young people who are homeless in Plymouth				
Decision required:	<ol style="list-style-type: none">1. Accept the capital and revenue grant from the Department of Levelling Up, Housing and Communities (DLUHC);2. Approval to the S151 Officer to sign the Memorandum of Understanding;				

- | | |
|--|---|
| | <p>3. Allocation of £296,851 for the project into the Capital Programme funded by the DLUHC Single Homelessness Accommodation Programme (SHAP);</p> <p>4. Approval of the transfer of the funds to Young Devon, including the SHAP Revenue funding of £303,645; such monies to be transferred to Young Devon via a Contract Variation to their Sub-Contract under the Complex Lives Alliance Contract PEO/16175</p> |
|--|---|

SECTION TWO: EQUALITY IMPACT ASSESSMENT SCREENING TOOL

Potential external impacts: Does the proposal have the potential to negatively impact service users, communities or residents with protected characteristics?	Yes		No	x
Potential internal impacts: Does the proposal have the potential to negatively impact Plymouth City Council employees?	Yes		No	x
Is a full Equality Impact Assessment required? (if you have answered yes to either of the questions above then a full impact assessment is required and you must complete section three)	Yes		No	x
If you do not agree that a full equality impact assessment is required, please set out your justification for why not.	Full EIA not required as the purchase and provision of supported accommodation is inclusive to those experiencing homelessness in line with legislation. There is no risk of discrimination.			

SECTION THREE: FULL EQUALITY IMPACT ASSESSMENT

Protected characteristics (Equality Act, 2010)	Evidence and information (e.g. data and consultation feedback)	Adverse impact	Mitigation activities	Timescale and responsible department

Age	<p>Plymouth</p> <ul style="list-style-type: none"> • 16.4 per cent of people in Plymouth are children aged under 15. • 65.1 per cent are adults aged 15 to 64. • 18.5 percent are adults aged 65 and over. • 2.4 percent of the resident population are 85 and over. <p>South West</p> <ul style="list-style-type: none"> • 15.9 per cent of people are aged 0 to 14, 61.8 per cent are aged 15 to 64. • 22.3 per cent are aged 65 and over. <p>England</p> <ul style="list-style-type: none"> • 17.4 per cent of people are aged 0 to 14. • 64.2 per cent of people are aged 15 to 64. • 18.4 per cent of people are aged 65 and over. <p>(2021 Census)</p>	<p>No adverse impact</p> <p>Accommodation will be available for young people between 18- 25 years</p> <p>Younger people are recognised as potentially vulnerable groups.</p>	<p>This will be monitored through letting arrangements</p>	<p>Ongoing, Community Connections</p>
<p>Care experienced individuals</p> <p>(Note that as per the Independent Review of Children's Social Care recommendations,</p>	<p>It is estimated that 26 per cent of the homeless population in the UK have care experience. In Plymouth there are currently 7 per cent of care leavers open to the service (6 per cent aged 18-20 and 12 per cent of those aged 21+) who are in unsuitable accommodation.</p> <p>The Care Review reported that 41 per cent of 19-21 year old care leavers are not in</p>	<p>This specialist service will house young people who are care experienced</p>	<p>This will be monitored through letting and other relevant reporting arrangements</p>	<p>Ongoing, Community Connections</p>

Plymouth City Council is treating care experience as though it is a protected characteristic).	<p>education, employment or training (NEET) compared to 12 per cent of all other young people in the same age group.</p> <p>In Plymouth there are currently 50 per cent of care leavers aged 18-21 Not in Education Training or Employment (54 per cent of all those care leavers aged 18-24 who are open to the service).</p> <p>There are currently 195 care leavers aged 18 to 20 (statutory service) and 58 aged 21 to 24 (extended offer). There are more care leavers aged 21 to 24 who could return for support from services if they wished to.</p>			
Disability	<p>9.4 per cent of residents in Plymouth have their activities limited 'a lot' because of a physical or mental health problem.</p> <p>12.2 per cent of residents in Plymouth have their activities limited 'a little' because of a physical or mental health problem (2021 Census)</p>	No adverse impact	This will be monitored through letting arrangements	Ongoing, Community Connections
Gender reassignment	0.5 per cent of residents in Plymouth have a gender identity that is different from their sex registered at birth. 0.1 per cent of residents identify as a trans man, 0.1 per cent identify as non-binary and, 0.1 per cent identify as a trans women (2021 Census).	No adverse impact	This will be monitored through letting arrangements	Ongoing, Community Connections
Marriage and civil partnership	<p>40.1 per cent of residents have never married and never registered a civil partnership. 10 per cent are divorced, 6 percent are widowed, with 2.5 per cent are separated but still married.</p> <p>0.49 per cent of residents are, or were, married or in a civil partnerships of the same</p>	No adverse impact	Not applicable	Not applicable

	sex. 0.06 per cent of residents are in a civil partnerships with the opposite sex (2021 Census).			
Pregnancy and maternity	The total fertility rate (TFR) for England was 1.62 children per woman in 2021. The total fertility rate (TFR) for Plymouth in 2021 was 1.5.	No adverse impact	Not applicable	Not applicable
Race	In 2021, 94.9 per cent of Plymouth's population identified their ethnicity as White, 2.3 per cent as Asian and 1.1 per cent as Black (2021 Census) People with a mixed ethnic background comprised 1.8 per cent of the population. 1 per cent of the population use a different term to describe their ethnicity (2021 Census) 92.7 per cent of residents speak English as their main language. 2021 Census data shows that after English, Polish, Romanian, Chinese, Portuguese, and Arabic are the most spoken languages in Plymouth (2021 Census).	No adverse impact	This will be monitored through letting arrangements	Ongoing, Community Connections
Religion or belief	48.9 per cent of the Plymouth population stated they had no religion. 42.5 per cent of the population identified as Christian (2021 Census). Those who identified as Muslim account for 1.3 per cent of Plymouth's population while Hindu, Buddhist, Jewish or Sikh combined totalled less than 1 per cent (2021 Census).	No adverse impact	This will be monitored through letting arrangements	Ongoing, Community Connections
Sex	51 per cent of our population are women and 49 per cent are men (2021 Census).	No adverse impact	This will be monitored through letting arrangements	Ongoing, Community Connections

Sexual orientation	88.95 per cent of residents aged 16 years and over in Plymouth describe their sexual orientation as straight or heterosexual. 2.06 per cent describe their sexuality as bisexual, 1.97 per cent of people describe their sexual orientation as gay or lesbian. 0.42 per cent of residents describe their sexual orientation using a different term (2021 Census).	No adverse impact	This will be monitored through letting arrangements	Ongoing, Community Connections
---------------------------	---	-------------------	---	--------------------------------

SECTION FOUR: HUMAN RIGHTS IMPLICATIONS

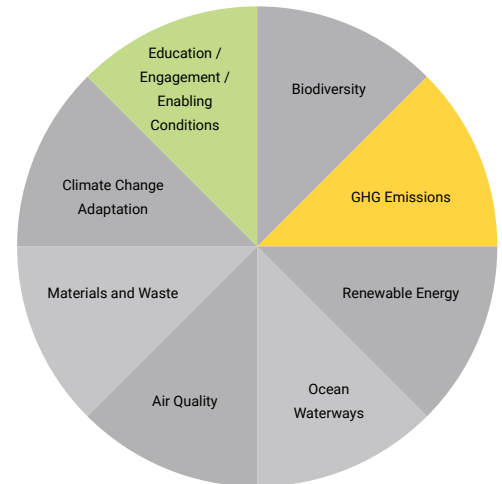
Human Rights	Implications	Mitigation Actions	Timescale and responsible department
	<p>Plymouth City Council recognises Article 14 of the Human Rights Act – The right to receive Equal Treatment and prohibits discrimination including sex, race, religion and economic and social status in conjunction with the Equalities Act which includes age and disability.</p> <p>All staff and service users will be treated fairly and their human rights will be respected.</p> <p>No adverse impact on human rights has been identified.</p>	Not applicable	Not applicable

SECTION FIVE: OUR EQUALITY OBJECTIVES

Equality objectives	Implications	Mitigation Actions	Timescale and responsible department
Celebrate diversity and ensure that Plymouth is a welcoming city.	No implications	Not applicable	Not applicable
Pay equality for women, and staff with disabilities in our workforce.	No implications	Not applicable	Not applicable
Supporting our workforce through the implementation of Our People Strategy 2020 – 2024	No implications	Not applicable	Not applicable
Supporting victims of hate crime so they feel confident to report incidents, and working with, and through our partner organisations to achieve positive outcomes.	No implications	Not applicable	Not applicable
Plymouth is a city where people from different backgrounds get along well.	This housing provision will be part of the community. They will be managed by Young Devon. People will live in them and will become part of the local community. Young Devon will ensure they have a management plan for this housing provision	Community cohesion will be monitored by Young Devon	Ongoing, Andrew Moreman, CEO of Young Devon

This page is intentionally left blank

Capital Investment Briefing Note for Passporting Funds: Young Devon Capital and Revenue Award FINAL



Assessment ID: CAP145

Assessment Author: Ruth Tune-Holmes

Assessment Initial Summary:

Plymouth City Council has been successful in securing £296,851 in capital funding for Young Deon to

acquire and refurbish one house to provide 4 bedspaces for young people with medium to high support needs who are homeless or at risk of homelessness

A three-year revenue award of £303,645 will fund an intensive support service to those individuals living in the house.

Assessment Final Summary:

The intention is to acquire A-C EPC rated housing, and/or to bring the housing up to a C rating as part of the refurbishment work. This provides an opportunity to improve the energy efficiency of

the properties and add renewable energy capacity to support the City's net zero trajectory. At a City level, the climate impacts are likely to be minimal due to sourcing the properties from

existing stock rather than new build. Access to public and active modes of transport as well as the property being within walking distance of as many amenities as possible has been a key priority. Providing homeless young people with accommodation increases the likelihood of them adopting climate friendly behaviours.

Biodiversity Score: 3

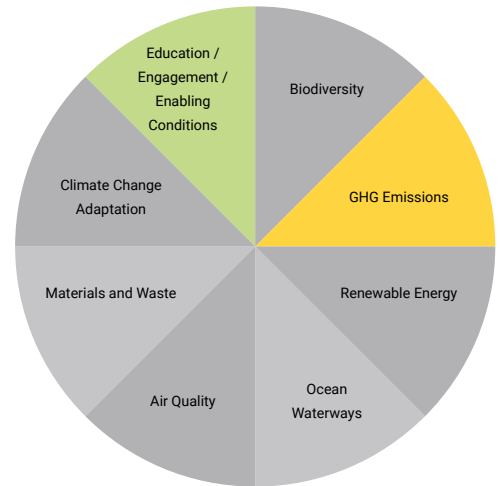
Biodiversity Score Justification: Purchasing an existing home will have no impact on biodiversity

Biodiversity Score Mitigate: No

GHG Emissions Score: 2

GHG Emissions Score Justification: The funding requires any purchased accommodation to be at an EPC rating of C or above. Young Devon has sourced a house that is energy efficient. If the property falls below a C rating, Young Devon will implement measures to improve energy performance. This will have a short term impact on carbon emissions until the works can be

Capital Investment Briefing Note for Passporting Funds: Young Devon Capital and Revenue Award FINAL



completed.

GHG Emissions Score Mitigate: No

Renewable Energy Score: 3

Renewable Energy Score Justification: There are no plans to add renewable energy capacity

Renewable Energy Score Mitigate: No

Ocean and Waterways Score: 3

Ocean and Waterways Score Justification: Existing home - so no change

Ocean and Waterways Score Mitigate: No

Air Quality Score: 3

Air Quality Score Justification: Property has good public and active transport links

Air Quality Score Mitigate: No

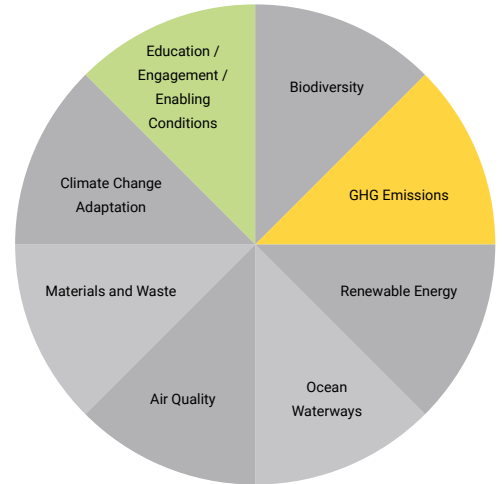
Materials and Waste Score: 3

Materials and Waste Score Justification: Providing accommodation will enable occupants to access household recycling facilities. There will be less reliance on takeaways so may reduce waste from single-use containers. Any change will be of very minimal impact

Materials and Waste Score Mitigate: No

Climate Change Adaptation Score: 3

Capital Investment Briefing Note for Passporting Funds: Young Devon Capital and Revenue Award FINAL



Climate Change Adaptation Score Justification: Existing home - so no change

Climate Change Adaptation Score Mitigate: No

Education / Engagement / Enabling Conditions Score: 4

Education / Engagement / Enabling Conditions Score Justification: Providing homeless individuals with suitable accommodation makes it more likely that they will adopt climate friendly behaviours

Education / Engagement / Enabling Conditions Score Mitigate: No

Wheel Key

■ Long lasting or severe negative impact	■ Short term or limited negative impact	■ No impact or neutral impact	■ Short term or limited positive impact	■ Long lasting or extensive positive impact
---	---	---	---	--

This page is intentionally left blank

EXECUTIVE DECISION

made by a **Cabinet Member**

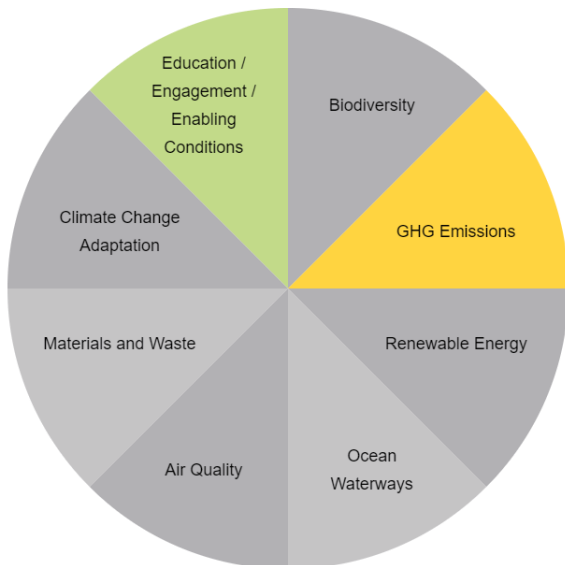


REPORT OF ACTION TAKEN UNDER DELEGATED AUTHORITY BY AN INDIVIDUAL CABINET MEMBER

Executive Decision Reference Number – L50 23/24


Decision	
1	Title of decision: Passporting Single Accommodation Funding Award to Path
2	Decision maker: Councillor Tudor Evans OBE, Leader of the Council
3	Report author and contact details: Jackie Kings, Head of Housing Solutions, 01752 305191
4	Decision to be taken: <ol style="list-style-type: none"> 1. Accept the capital and revenue grant from the Department of Levelling Up, Housing and Communities; 2. Approval to the S151 officer to sign the Memorandum of Understanding; 3. Allocation of £700,000 for the project into the Capital Programme funded by a grant Single Homelessness Accommodation Programme from the Department of Levelling Up, Housing and Communities; 4. Approval of the transfer of the funds to PATH, including the SHAP revenue funding of £571,788; such monies to be transferred to PATH via a contract variation to their sub-contract under the Complex Lives Alliance Contract PEO/16175.
5	Reasons for decision: <p>The Department of Levelling Up, Housing and Communities Single Homelessness Accommodation Programme (SHAP) provides a capital and revenue funding stream aimed at increasing the supported housing provision for single people who are homeless and/ or rough sleeping, as well as young people who are care experienced, with medium to high support needs.</p> <p>The Government has invested £200m in the new Single Homelessness Accommodation Programme to deliver up to 2,400 homes by March 2025, including supported housing. The new accommodation will be aimed at adults experiencing severe multiple disadvantage and specialist accommodation for young people (under 25) who are at risk of, or already experiencing, rough sleeping.</p> <p>Plymouth City Council, applied for capital and revenue funding, under the SHAP for Path. Path is a local registered charity working within the homelessness supported housing sector and a partner in the Plymouth Alliance.</p> <ul style="list-style-type: none"> • Plymouth City Council have been successful in securing £700,000 in capital funding to acquire and refurbish two houses with the aim of providing 12 bedspaces for individuals who are homeless with a history of rough sleeping with medium to high support needs • A three-year revenue award of £571,788 will provide an intensive support service to those individuals living in the two houses

	<ul style="list-style-type: none"> The houses are to be acquired and refurbished by March 2025 			
6	Alternative options considered and rejected: Plymouth City Council could not directly deliver this service as it is highly specialist, in nature. Path is a lead organisation in the Plymouth Alliance with extensive experience.			
7	Financial implications and risk: <p>There are minimal risks to PCC as we are not delivering the projects. The Department of Levelling Up, Housing and Communities will withhold 5% of the capital grant and may reduce the revenue award if the two houses are not ready to be let by March 2025. Path would be fully responsible in covering this loss.</p> <ul style="list-style-type: none"> PCC will co-ordinate the reporting to DLUHC Path is fully responsible for any risks and liabilities that arise from this project <p>The risk element in receiving the grant is low:</p> <p>It is 100% externally funded and as such there is no impact on existing PCC budgets</p> <p>The Council will enter into a funding agreement with Path which will contain restrictions on disposal of the property and how the funding is used.</p>			
8	Is the decision a Key Decision?	Yes	No	Per the Constitution, a key decision is one which:
	(Please contact Democratic Support for further advice)		x	in the case of capital projects and contract awards, results in a new commitment to spend and/or save in excess of £3million in total
			x	in the case of revenue projects when the decision involves entering into new commitments and/or making new savings in excess of £1million
			x	is significant in terms of its effect on communities living or working in an area comprising two or more wards in the area of the local authority.
	If yes, date of publication of the notice in the Forward Plan of Key Decisions	n/a		
9	Please specify how this decision is linked to the Council's corporate plan/Plymouth Plan and/or the policy framework and/or the revenue/capital budget:	<p>Significant action is required to meet the homelessness and temporary accommodation demand and reduce budgetary pressures. Rates of rough sleeping have been steadily increasing and many rough sleepers have a complexity of need, including trauma, mental health challenges, physical disabilities and substance and/or alcohol use.</p> <p>The purchase of these properties directly and positively addresses the budget pressures faced by the Council as well as improving the health and wellbeing outcomes for homeless individuals with complex lives by providing supported accommodation until they move on to a longer-term accommodation.</p>		

		<p>Refurbished to EPC C, aligns with the following PCC policies, plans and priorities:</p> <p>Policy HEA8 of the Plymouth Plan outlines aims to ensure everyone has access to a decent, safe and affordable home, achieved through identifying sites and delivery programmes to develop a range of new and affordable homes to rent and buy.</p> <p>Section 4.71 of the Plymouth Plan further outlines the significant need for more affordable homes in Plymouth.</p> <p>Policy SPT3 of the JLP makes provisions to deliver 4,550 new affordable homes by 2034. In addition, Policy DEV7 of the JLP outlines the need to ensure there is a broad range of housing available to suit households with specific needs, including large family homes.</p> <p>This project will refurbish properties to an EPC C rating, thereby improving the energy efficiency of homes and supporting plans to improve the energy efficiency of homes in Plymouth as outlined in the Climate Emergency Action Plan (CEAP). A star action of the Plymouth’s Future ‘Our Opportunity</p>						
10	<p>Please specify any direct environmental implications of the decision (carbon impact)</p>	<p>Refurbishing these two houses up to EPC C will improve the energy efficiency of these homes, thereby reducing carbon emissions of these properties, whilst simultaneously reducing fuel poverty/energy costs, and improving tenant comfort. By commissioning these works, we will also support Plymouth’s green economy by further stimulating demand for green jobs, skills, products, services and local collaboration</p> 						
<p>Urgent decisions</p>								
11	<p>Is the decision urgent and to be implemented immediately in the interests of the Council or the public?</p>	<table><tr><td><p>Yes</p></td><td></td><td><p>(If yes, please contact Democratic Support (democraticsupport@plymouth.gov.uk) for advice)</p></td></tr><tr><td><p>No</p></td><td><p>x</p></td><td><p>(If no, go to section 13a)</p></td></tr></table>	<p>Yes</p>		<p>(If yes, please contact Democratic Support (democraticsupport@plymouth.gov.uk) for advice)</p>	<p>No</p>	<p>x</p>	<p>(If no, go to section 13a)</p>
<p>Yes</p>		<p>(If yes, please contact Democratic Support (democraticsupport@plymouth.gov.uk) for advice)</p>						
<p>No</p>	<p>x</p>	<p>(If no, go to section 13a)</p>						

I2a	Reason for urgency:		
I2b	Scrutiny Chair Signature:		Date
	Scrutiny Committee name:		
	Print Name:		
Consultation			
I3a	Are any other Cabinet members' portfolios affected by the decision?	Yes	x
		No	(If no go to section I4)
I3b	Which other Cabinet member's portfolio is affected by the decision?	Councillor Chris Penberthy; Cabinet Member for Housing, Co-operative Development and Communities	
I3c	Date Cabinet member consulted	14 February 2024	
I4	Has any Cabinet member declared a conflict of interest in relation to the decision?	Yes	
		No	x
I5	Which Corporate Management Team member has been consulted?	Name	Gary Walbridge
		Job title	Interim Director of People
		Date consulted	12 February 2024
Sign-off			
I6	Sign off codes from the relevant departments consulted:	Democratic Support (mandatory)	DS I I5 23/24
		Finance (mandatory)	DJN.23.24.207
		Legal (mandatory)	LS/00001312/2/AC/7/3/24
		Human Resources (if applicable)	N/A
		Corporate property (if applicable)	N/A
		Procurement (if applicable)	N/A

Appendices								
17	Ref.	Title of appendix						
	A	Capital Investment Business Case						
	B	Equalities Impact Assessment						
	C	Climate Impact Assessment						
Confidential/exempt information								
18a	Do you need to include any confidential/exempt information?	Yes						
		No	x					
		Exemption Paragraph Number						
		1	2	3	4	5	6	7
18b	Confidential/exempt briefing report title:							
Background Papers								
19	<p>Please list all unpublished, background papers relevant to the decision in the table below.</p> <p>Background papers are <u>unpublished</u> works, relied on to a material extent in preparing the report, which disclose facts or matters on which the report or an important part of the work is based. If some/all of the information is confidential, you must indicate why it is not for publication by virtue of Part I of Schedule 12A of the Local Government Act 1972 by ticking the relevant box.</p>							
Title of background paper(s)		Exemption Paragraph Number						
		1	2	3	4	5	6	7
Cabinet Member Signature								
20	<p>I agree the decision and confirm that it is not contrary to the Council's policy and budget framework, Corporate Plan or Budget. In taking this decision I have given due regard to the Council's duty to promote equality of opportunity, eliminate unlawful discrimination and promote good relations between people who share protected characteristics under the Equalities Act and those who do not. For further details please see the EIA attached.</p>							

Signature		Date of decision	08 March 2024
Print Name	Cllr Tudor Evans OBE, Leader of Plymouth City Council		

CAPITAL INVESTMENT BRIEFING NOTE FOR PASSPORTING FUNDS

(Plymouth Access to Housing (PATH) Houses – SHAP Capital and Revenue Award)



SCHEME SUMMARY: *(Provide a brief paragraph outlining the current situation. Explain the details of the proposal and how the proposal will address the issue)*

The Department of Levelling Up, Housing and Communities **Single Homelessness Accommodation Programme (SHAP)** provides a capital and revenue funding stream aimed at increasing the supported housing provision for single people who are homeless and/ or rough sleeping, as well as young people who are care experienced, with medium to high support needs.

The Government has invested £200m in the new Single Homelessness Accommodation Programme to deliver up to 2,400 homes by March 2025, including supported housing. The new accommodation will be aimed at adults experiencing severe multiple disadvantage and specialist accommodation for young people (under 25) who are at risk of, or already experiencing, rough sleeping.

Plymouth City Council, applied for capital and revenue funding, under the SHAP for PATH. PATH is a local registered charity working within the homelessness supported housing sector and a partner in the Plymouth Alliance.

Plymouth City Council has been successful in securing £700,000 in capital funding for Path to acquire and refurbish two houses with the aim of providing 12 bedspaces for individuals who are homeless with a history of rough sleeping with medium to high support needs

A three-year revenue award of £571,788 will provide an intensive support service to those individuals living in the two houses

The houses are to be acquired and refurbished by March 2025

STRATEGIC CASE: *(How will this proposal meet corporate priorities? Explain how the project delivers or supports delivery of Plymouth Plan / Joint Local Plan Policies (including policy references)*

Significant action is required to meet the homelessness and temporary accommodation demand and reduce budgetary pressures. Rates of rough sleeping have been steadily increasing and many rough sleepers have a complexity of need, including trauma, mental health challenges, physical disabilities and substance and/or alcohol use.

PATH proposes to utilise the awarded capital and revenue grant, as well as their own loan finance, to purchase two houses providing 12 supported bedspaces for homeless individuals with medium to high support need. PATH currently has one existing MARS house, where individuals are successfully housed and supported through their homelessness journey.

The purchase of these properties directly and positively addresses the budget pressures faced by the Council as well as improving the health and wellbeing outcomes for homeless individuals with complex lives by providing supported accommodation until they move on to a longer-term accommodation.

OUTCOMES AND BENEFITS: *(List the outcomes and benefits expected from this project)*

Financial outcomes and benefits:	Non-financial outcomes and benefits:
This service will increase the supported housing provision for homeless individuals with medium to high support needs. This will lower the number of individuals being placed in B&B under a statutory homelessness duty	Homeless individuals will have access to specialist supported accommodation which aims to meet their needs and reduce levels of homelessness and rough sleeping in the City.

KEY RISKS: *(Identify the risks, level of risks and measures in place to mitigate the risks)*

There are minimal risks to PCC as agreed funding is allocated through PCC and a partner agency will deliver the project.

The two houses will need to be acquired and refurbished by PATH by the 31st March 2025. The Department of Levelling Up, Housing and Communities will withhold 5% of the capital grant, and may reduce the revenue award in line with when the properties are ready to be let, if this deadline is missed.

- PCC will co-ordinate the reporting to DLUHC
- PATH is fully responsible for any risks and liabilities that arise from this project

The risk element in receiving the grant is low:

It is 100% externally funded and as such there is no impact on existing PCC budgets

The money will be paid to Path on completion of a funding agreement with the Council which will for a period of 30 years require Path to:

- Require them to use the money only for the approved purpose of homelessness accommodation
- Insure and maintain the property
- Not dispose of the property without the Council's consent
- Keep records of expenditure and provide copies to the Council on request

The restriction on disposal will be protected by a restriction on the registered title to the property.

MILESTONES AND DATES: *(delivery timescales)*

The funds are to be awarded as soon as possible and the projects will be complete by 31st March 2025. It is forecast that 100% of the capital grant will be released in 2024/25. The revenue grant will be paid in annual tranches (2024- 2028)

FUNDING: *(Include : PCC accountable body status, passporting funding to the provider, who is responsible for delivery, back to back funding agreement, ongoing PCC revenue implications)*

PCC will co-ordinate the data and financial reporting to the Department of Levelling Up, Housing and Communities. PATH will provide quarterly reports and evidence the eligible spend has occurred

PATH will receive £700,000 of capital grant funding to purchase two houses. They will contribute £300,000 of their own funds to acquire, refurbish and set up these properties.

The three-year revenue award to fund the support service will be transferred to PATH through the Plymouth Alliance via a contract variation.

Reviewed by Revenue Accountant : Nathan Franklin

RECOMMENDATION


It is recommended that the Leader of the Council:

- Accepts the capital and revenue grant from the Department of Levelling Up, Housing and Communities;
- Gives approval to the S151 officer to sign the Memorandum of Understanding;
- Allocates £700,000 for the project into the Capital Programme funded by a grant Single Homelessness Accommodation Programme from the Department of Levelling Up, Housing and Communities;
- Approves the transfer of the funds to PATH, including the SHAP revenue funding of £571,788; such monies to be transferred to PATH via a contract variation to their sub-contract under the Complex Lives Alliance Contract PEO/16175.

This page is intentionally left blank

EQUALITY IMPACT ASSESSMENT – PATH FUNDING FOR NEW SUPPORTED HOMELESSNESS HOUSING PROVISION

SECTION ONE: INFORMATION ABOUT THE PROPOSAL

Author(s): This is the person completing the EIA template.	Ruth Tune-Holmes	Department and service:	Community Connections	Date of assessment:	19/02/2024
Lead Officer: Please note that a Head of Service, Service Director, or Strategic Director must approve the EIA.	Jackie Kings	Signature:		Approval date:	5/03/2024

Overview:	<p>PCC is facing increased demand from people who are homeless or threatened with homelessness and in turn is spending a lot of money on providing emergency and temporary accommodation.</p> <p>Plymouth City Council will passport externally secured capital and revenue grant to Path to purchase two houses providing 12 supported bedspaces for single people with medium to high support needs who are homeless in Plymouth/</p> <ul style="list-style-type: none">• Path has been awarded capital and revenue grant by the Department of Levelling Up, Homes and Communities• This will provide 2 supported houses, comprising of 12 bedspaces, for single people, with medium to high support needs, who are homeless in Plymouth
Decision required:	<ol style="list-style-type: none">1. Accept the capital and revenue grant from the Department of Levelling Up, Housing and Communities;2. Approval to the S151 officer to sign the Memorandum of Understanding;3. Allocation of £700,000 for the project into the Capital Programme funded by a grant Single Homelessness Accommodation Programme from the Department of Levelling Up, Housing and Communities;4. Approval of the transfer of the funds to PATH, including the SHAP revenue funding of £571,788; such monies to be transferred to PATH via a contract variation to their sub-contract under the Complex Lives Alliance Contract PEO/16175.

SECTION TWO: EQUALITY IMPACT ASSESSMENT SCREENING TOOL

Potential external impacts:	Yes		No	x
Does the proposal have the potential to negatively impact service users, communities or residents with protected characteristics?				

Potential internal impacts: Does the proposal have the potential to negatively impact Plymouth City Council employees?	Yes		No	x
Is a full Equality Impact Assessment required? (if you have answered yes to either of the questions above then a full impact assessment is required and you must complete section three)	Yes		No	x
If you do not agree that a full equality impact assessment is required, please set out your justification for why not.	Full EIA not required as the purchase and provision of supported accommodation is inclusive to those experiencing homelessness in line with legislation. There is no risk of discrimination.			

SECTION THREE: FULL EQUALITY IMPACT ASSESSMENT

Protected characteristics (Equality Act, 2010)	Evidence and information (e.g. data and consultation feedback)	Adverse impact	Mitigation activities	Timescale and responsible department
Age	<p>Plymouth</p> <ul style="list-style-type: none"> 16.4 per cent of people in Plymouth are children aged under 15. 65.1 per cent are adults aged 15 to 64. 18.5 percent are adults aged 65 and over. 2.4 percent of the resident population are 85 and over. <p>South West</p> <ul style="list-style-type: none"> 15.9 per cent of people are aged 0 to 14, 61.8 per cent are aged 15 to 64. 	No adverse impact	This will be monitored through letting arrangements	Ongoing, Community Connections

	<ul style="list-style-type: none"> • 22.3 per cent are aged 65 and over. <p>England</p> <ul style="list-style-type: none"> • 17.4 per cent of people are aged 0 to 14. • 64.2 per cent of people are aged 15 to 64. • 18.4 per cent of people are aged 65 and over. <p>(2021 Census)</p>			
<p>Care experienced individuals</p> <p>(Note that as per the Independent Review of Children's Social Care recommendations, Plymouth City Council is treating care experience as though it is a protected characteristic).</p>	<p>It is estimated that 26 per cent of the homeless population in the UK have care experience. In Plymouth there are currently 7 per cent of care leavers open to the service (6 per cent aged 18-20 and 12 per cent of those aged 21+) who are in unsuitable accommodation.</p> <p>The Care Review reported that 41 per cent of 19-21 year old care leavers are not in education, employment or training (NEET) compared to 12 per cent of all other young people in the same age group.</p> <p>In Plymouth there are currently 50 per cent of care leavers aged 18-21 Not in Education Training or Employment (54 per cent of all those care leavers aged 18-24 who are open to the service).</p> <p>There are currently 195 care leavers aged 18 to 20 (statutory service) and 58 aged 21 to 24 (extended offer). There are more care leavers aged 21 to 24 who could return for support from services if they wished to.</p>	No adverse impact	This will be monitored through letting and other relevant reporting arrangements	Ongoing, Community Connections

Disability	9.4 per cent of residents in Plymouth have their activities limited 'a lot' because of a physical or mental health problem. 12.2 per cent of residents in Plymouth have their activities limited 'a little' because of a physical or mental health problem (2021 Census)	No adverse impact	This will be monitored through letting arrangements	Ongoing, Community Connections
Gender reassignment	0.5 per cent of residents in Plymouth have a gender identity that is different from their sex registered at birth. 0.1 per cent of residents identify as a trans man, 0.1 per cent identify as non-binary and, 0.1 per cent identify as a trans women (2021 Census).	No adverse impact	This will be monitored through letting arrangements	Ongoing, Community Connections
Marriage and civil partnership	40.1 per cent of residents have never married and never registered a civil partnership. 10 per cent are divorced, 6 percent are widowed, with 2.5 per cent are separated but still married. 0.49 per cent of residents are, or were, married or in a civil partnerships of the same sex. 0.06 per cent of residents are in a civil partnerships with the opposite sex (2021 Census).	No adverse impact	Not applicable	Not applicable
Pregnancy and maternity	The total fertility rate (TFR) for England was 1.62 children per woman in 2021. The total fertility rate (TFR) for Plymouth in 2021 was 1.5.	No adverse impact	Not applicable	Not applicable

Race	<p>In 2021, 94.9 per cent of Plymouth's population identified their ethnicity as White, 2.3 per cent as Asian and 1.1 per cent as Black (2021 Census)</p> <p>People with a mixed ethnic background comprised 1.8 per cent of the population. 1 per cent of the population use a different term to describe their ethnicity (2021 Census)</p> <p>92.7 per cent of residents speak English as their main language. 2021 Census data shows that after English, Polish, Romanian, Chinese, Portuguese, and Arabic are the most spoken languages in Plymouth (2021 Census).</p>	No adverse impact	This will be monitored through letting arrangements	Ongoing, Community Connections
Religion or belief	<p>48.9 per cent of the Plymouth population stated they had no religion. 42.5 per cent of the population identified as Christian (2021 Census).</p> <p>Those who identified as Muslim account for 1.3 per cent of Plymouth's population while Hindu, Buddhist, Jewish or Sikh combined totalled less than 1 per cent (2021 Census).</p>	No adverse impact	This will be monitored through letting arrangements	Ongoing, Community Connections
Sex	<p>51 per cent of our population are women and 49 per cent are men (2021 Census).</p>	No adverse impact	This will be monitored through letting arrangements	Ongoing, Community Connections
Sexual orientation	<p>88.95 per cent of residents aged 16 years and over in Plymouth describe their sexual orientation as straight or heterosexual. 2.06 per cent describe their sexuality as bisexual, 1.97 per cent of people describe their sexual orientation as gay or lesbian. 0.42 per cent of</p>	No adverse impact	This will be monitored through letting arrangements	Ongoing, Community Connections

	residents describe their sexual orientation using a different term (2021 Census).			
--	---	--	--	--

SECTION FOUR: HUMAN RIGHTS IMPLICATIONS

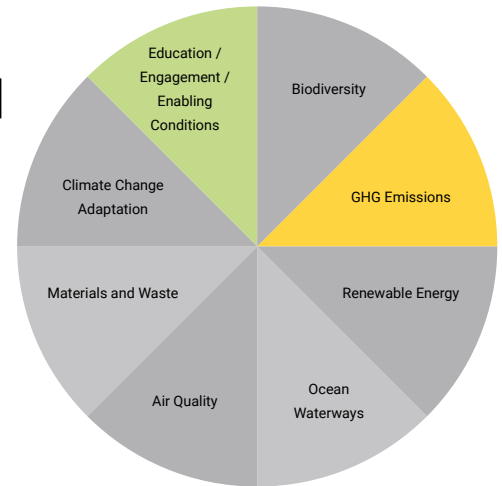
Human Rights	Implications	Mitigation Actions	Timescale and responsible department
	<p>Plymouth City Council recognises Article 14 of the Human Rights Act – The right to receive Equal Treatment and prohibits discrimination including sex, race, religion and economic and social status in conjunction with the Equalities Act which includes age and disability.</p> <p>All staff and service users will be treated fairly and their human rights will be respected.</p> <p>No adverse impact on human rights has been identified.</p>	Not applicable	Not applicable

SECTION FIVE: OUR EQUALITY OBJECTIVES

Equality objectives	Implications	Mitigation Actions	Timescale and responsible department
Celebrate diversity and ensure that Plymouth is a welcoming city.	No implications	Not applicable	Not applicable

Pay equality for women, and staff with disabilities in our workforce.	No implications	Not applicable	Not applicable
Supporting our workforce through the implementation of Our People Strategy 2020 – 2024	No implications	Not applicable	Not applicable
Supporting victims of hate crime so they feel confident to report incidents, and working with, and through our partner organisations to achieve positive outcomes.	No implications	Not applicable	Not applicable
Plymouth is a city where people from different backgrounds get along well.	This housing provision will be part of the community. They will be managed by Path. People will live in them and will become part of the local community. Path will ensure they have a management plan for this housing provision	Community cohesion will be monitored by Path	Ongoing, Mike Taylor, CEO of Path

Capital Investment Briefing Note for Passporting Funds: Path Capital and Revenue Award FINAL



Assessment ID: CAP959

Assessment Author: Ruth Tune-Holmes

Assessment Initial Summary:

Plymouth City Council has been successful in securing £700,000 in capital funding for Path to acquire and refurbish two houses with the aim of providing 12 bedspaces for individuals who are homeless with a history of rough sleeping with medium to high support needs

A three-year revenue award of £571,788 will provide an intensive support service to those individuals living in the two houses

Assessment Final Summary:

The intention is to acquire A-C EPC rated housing, and/or to bring the housing up to a C rating as part of the refurbishment work. This provides an opportunity to improve the energy efficiency of the properties and add renewable energy capacity to support the City's net zero trajectory. At a City level, the climate impacts are likely to be minimal due to sourcing the properties from existing stock rather than new build. Access to public and active modes of transport as well as the properties being within walking distance of as many amenities as possible will be a key priority. Providing homeless individuals with accommodation increases the likelihood of them adopting climate friendly behaviours.

Biodiversity Score: 3

Biodiversity Score Justification: Purchasing existing homes will have no impact on biodiversity in the City

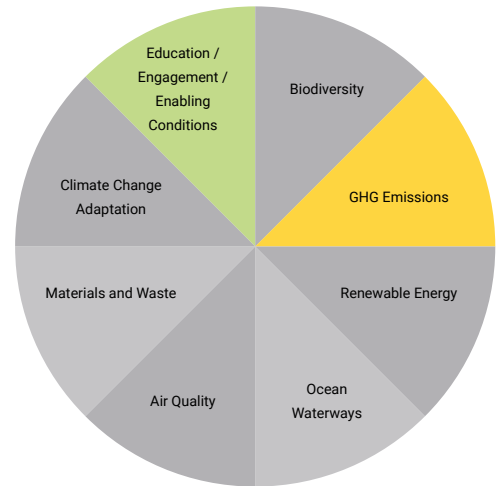
Biodiversity Score Mitigate: No

GHG Emissions Score: 2

GHG Emissions Score Justification: The funding requires any purchased accommodation to be at an EPC rating of C or above. Path will be seeking houses that are energy efficient. If a property falls below a C rating, Path will implement measures to improve energy performance. This will have a short term impact on carbon emissions until the works can be completed.

GHG Emissions Score Mitigate: No

Capital Investment Briefing Note for Passporting Funds: Path Capital and Revenue Award FINAL



Renewable Energy Score: 3

Renewable Energy Score Justification: There are no plans to add renewable energy capacity

Renewable Energy Score Mitigate: No

Ocean and Waterways Score: 3

Ocean and Waterways Score Justification: Existing homes - so no change

Ocean and Waterways Score Mitigate: No

Air Quality Score: 3

Air Quality Score Justification: Existing homes - so no change. Intention to source properties with good public and active transport links, where possible.

Air Quality Score Mitigate: No

Materials and Waste Score: 3

Materials and Waste Score Justification: Providing accommodation will enable individuals to access household recycling facilities . There will be less reliance on takeaways so may reduce waste from single-use containers. Any change will be of very minimal impact

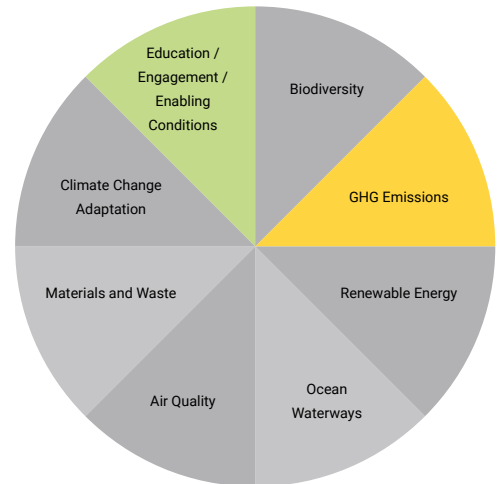
Materials and Waste Score Mitigate: No

Climate Change Adaptation Score: 3

Climate Change Adaptation Score Justification: Existing homes - so no change

Climate Change Adaptation Score Mitigate: No

Capital Investment Briefing Note for Passporting Funds: Path Capital and Revenue Award FINAL



Education / Engagement / Enabling Conditions Score: 4

Education / Engagement / Enabling Conditions Score Justification: Providing homeless individuals with suitable accommodation makes it more likely that they will adopt climate friendly behaviours

Education / Engagement / Enabling Conditions Score Mitigate: No

Wheel Key

■ Long lasting or severe negative impact	■ Short term or limited negative impact	■ No impact or neutral impact	■ Short term or limited positive impact	■ Long lasting or extensive positive impact
---	---	---	---	--

This page is intentionally left blank