

EXECUTIVE DECISION

made by a **Cabinet Member**



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

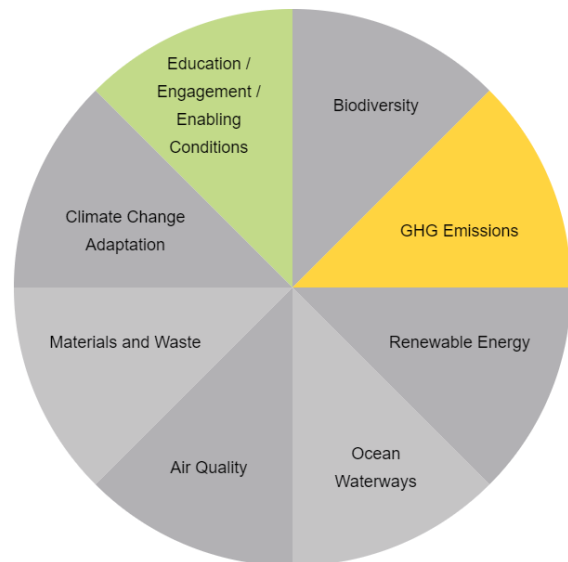
Executive Decision Reference Number – L64 23/24

Decision	
1	Title of decision: Passporting Single Accommodation Funding Award to Bournemouth Churches Housing Association (BCHA)
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). Tel 01752 305191
4	<p>Decision to be taken:</p> <ol style="list-style-type: none"> 1. Approves the Business Case; 2. Approves the transfer of £2,450,000 of DLUHC (Department of Levelling Up Housing and Communities) capital grant; £100,000 virement of Disabled Facilities Grant and revenue grant funding of £399,154 to BCHA, via contract variation to their sub-contract under Complex Lives Alliance Contract PEO/16175 3. Authorise the Service Director for Community Connections to approve the terms of such funding awards and approve amendments to contract awards where they do not already have the authority to do so.
5	<p>Reasons for decision:</p> <p>Homes England and 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>Plymouth City Council, applied for capital and revenue funding, under the SHAP and has been awarded £2,450,000 in capital grant to fund the acquisition and refurbishment of a minimum of ten 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.</p> <p>Under Executive Decision L48 23/24 the Council intended to use the capital funding to acquire the properties as there was not at that time a partner RP in a position to partner with us and deliver these units. However, BCHA, following successful delivery for us of the units under the Local Authority Housing Fund, are now in a position to deliver these units under the SHAP funding stream also. The Department of Levelling Up, Homes and Communities has stated that the capital funding is for the delivery of ten <i>Accessible Homes</i>, that Disabled Facilities Grant must be used to provide adaptations and that the units must be let at a social rent +10%. BCHA will be the owner of these properties and not the Council. Capital and revenue funding to be passported to BCHA.</p> <p>BCHA is a local specialist registered provider working within the homelessness supported housing sector and a partner in the Plymouth Alliance. They will acquire, refurbish and manage the ten homes, as well as</p>

	<p>to provide the support services to homeless individuals and couples living in the provision. Compared to the Council, BCHA have a greater level of specialist expertise and knowledge to deliver and manage these properties. They are regulated by the Regulator of Social Housing and the Department of Levelling Up, Homes and Communities favours delivery of these schemes through registered providers.</p> <p>The properties are to be acquired and refurbished by March 2025. If this deadline is missed, 5% of the capital funding will be withheld.</p>			
6	<p>Alternative options considered and rejected:</p> <p>Officers had consulted a wide range of potential delivery partners including registered providers. Only BCHA wish to deliver this programme. The Council delivering this programme has been considered but it does not have the capacity or expertise to manage this specialist supported housing.</p>			
7	<p>Financial implications and risk:</p> <p>There are minimal risks to PCC as agreed funding is allocated through PCC and BCHA will deliver the project.</p> <p>The ten properties will need to be acquired and refurbished by BCHA by 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.</p> <ul style="list-style-type: none"> • PCC will co-ordinate the reporting to DLUHC • BCHA 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 BCHA which will contain restrictions on disposal of the properties and how the funding is used.</p>			
8	<p>Is the decision a Key Decision? (Please contact Democratic Support for further advice)</p>	Yes	No	<p>Per the Constitution, a key decision is one which:</p>
			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 £1 million
			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	<p>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>	<p>Significant action is required to meet the homelessness and temporary accommodation demand and reduce budgetary pressures. Rates of homelessness and rough sleeping have been steadily increasing and many have physical disabilities and substance and mobility needs.</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 suitable supported</p>		


		<p>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>
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<p>10</p>	<p>Please specify any direct environmental implications of the decision (carbon impact)</p>	<p>Refurbishing 10 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.</p>
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<p>Urgent decisions</p>			
<p>11</p>	<p>Is the decision urgent and to be implemented immediately in the interests of the Council or the public?</p>	<p>Yes</p>	<p>(If yes, please contact Democratic Support (democraticsupport@plymouth.gov.uk) for advice)</p>
		<p>No</p>	<p>x (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	<input checked="" type="checkbox"/>
		No	<input type="checkbox"/> (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	15 March 2024	
I4	Has any Cabinet member declared a conflict of interest in relation to the decision?	Yes	<input type="checkbox"/>
		No	<input checked="" type="checkbox"/>
I5	Which Corporate Management Team member has been consulted?	Name	Gary Walbridge
		Job title	Interim Strategic Director for People
		Date consulted	18 March 2024
Sign-off			
I6	Sign off codes from the relevant departments consulted:	Democratic Support (mandatory)	DSI34 23/24
		Finance (mandatory)	CH 15.03.24 1410
		Legal (mandatory)	LS/00001312/2/AC/15/2/24
		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 Briefing Note for Passporting Funds						
	B	Equalities Impact Assessment						
Confidential/exempt information								
18a	Do you need to include any confidential/exempt information?	Yes						
		No	<input checked="" type="checkbox"/>					
		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	20/03/2024				
Print Name	Councillor Tudor Evans OBE (Leader of the Council)							