

Reference	
Executive Director	Liz Cook
Cabinet Member	Cllr C Cummins

Section A

Service Area	Housing
Budget Option Description	Efficiency savings and removal of duplication in the provision of housing services.

Budget Reduction Proposal – Detail and Objectives

This proposal aims to maximise available funding within the Housing Revenue Account (HRA) for services to council housing tenants and to direct these monies across a wider range of council housing activity.

A review has identified significant duplication between the Bury Support at Home provision, provided by the Council and jointly funded by the HRA (£350K) and General fund (£150K), and the housing related support and facilities management of Sheltered Housing services provided by STH. It is proposed to withdraw the Bury Support at Home service on the basis that housing management, tenancy support and facilities in sheltered housing will all continue to be provided by Six Town Housing.

Savings of £150K to the General Fund from these service changes will deliver an immediate efficiency. The £350K saving to the HRA will be re-directed to meet staffing costs within the Business, Growth and Infrastructure department which relate to council housing development activity. The ongoing development of council housing is a central part of the borough Housing Strategy, designed to benefit all residents including council housing tenants. This resource will ensure that the pipeline of activity for 2023/24 across general and sheltered schemes is appropriately resourced.

In future years, further efficiencies will be pursued from the HRA through a more fundamental review of housing management arrangements. This work will be informed by the Options Appraisal of future management and maintenance of Council Housing which is in progress and expected to report to Cabinet in June 2023. The options include:

- A refresh of the Management Agreement 2020
- Direct delivery of Housing Management and Maintenance of Council Housing in the Council.
- A hybrid approach involving shared services
- Stock transfer

	2023/24	2024/25	2025/26
Budget Reduction (£m)	£350K (HRA £150K GF)		

Staffing Reduction (FTE)	18 FTE	TBC	TBC
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Section B

What impact does the proposal have on:

Property
None
Service Delivery
It is proposed to withdraw the Support at Home service on the basis that housing management, tenancy support and facilities in sheltered housing will all continue to be provided by Six Town Housing
Organisation (Including Other Directorates/Services)
Adult Social Care, Six Town Housing
Workforce – Number of posts likely to be affected.
<ul style="list-style-type: none"> • Registered Manager also covering the Falcon and Griffin Extra Care Scheme • 1 full-time senior and 1 part-time senior (soon, a re-structure is looking to merge management with Falcon and Griffin Extra Care Scheme to make best use of resources) • 14 Support Workers (previously named wardens) on a mixture of full and part-time contracts • 5 domestic staff covering the purpose-built schemes (some schemes have dispersed housing but still classed as sheltered accommodation) on a mixture of full and part-time contracts. A full review of domestic hours is planned to take place soon to ensure equity across the schemes. <p>Total reduction anticipated to be a maximum of 18FTE accounting for current vacancies being held in the service.</p>
Communities and Service Users
Bury Support at Home users will receive all future support from the STH Sheltered Housing service only

Other Partner Organisations
Six Town Housing Persona

Section C

Key Risks and Mitigations

Risks	Mitigations
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<p>HRA Capacity Rent increase policy change – the CPI &1% model. Government has imposed a 7% rent increase against the rent strategy of CPI + 1%</p> <p>The imposition of the rent cap 2023/24 onwards will significantly impact on the HRA resource base.</p> <p>The rent loss from formulae rent CPI&1% =11.1% to the rent cap at 7% is £93,245K in 2023/24 (Rent setting decision Cabinet February 2023)</p>	<p>Development of a robust business plan to include capital and revenue and approach to treasury management / borrowing.</p>
<p>Increased costs of operations Economic conditions increase in delivery costs especially maintenance costs, supply chain costs Energy cost increases</p>	
<p>Reduction of housing related support could lead to increase in demand for social care packages.</p>	<p>The closure and fundamental reduction in service to be managed by a clear communication plan.</p>

Key Delivery Milestones

Include timescales for procurement, commissioning changes etc.

Milestone	Timeline
Sheltered housing review	Implementation from April 2023.
Options appraisal for future of management and maintenance of Council Housing	Commenced – initial decision by June 2023 Implementation April 2024

Section D

<p>Consultation Required?</p>	<p>Consultation required with service users of Bury Support at Home Redundancy consultation required with Staff and Trade Unions</p> <p>To bring housing management and maintenance functions in house a test of opinion of tenants would be required – subject to a Cabinet / Council decision Consultation would be required for any changes with affected Staff – formal TUPE processes. / Redundancy</p>
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	Start Date*	End Date
Staff	June 2023	End June 2023
Trade Unions	June 2023	End June 2023

Public	TBC	
Service User	June 2023	End June 2023
Other		

*Dates relate to phase 1, Sheltered Housing Review. A timeline for the wider potential changes lined to the review of Six Town Housing will be included in the outcomes of the current options appraisal.

Equality Impact

Is there potential for the proposed budget reduction to have a disproportionate/ adverse impact on any of the following?

Disabled people	TBC
Particular Ethnic Groups	TBC
Men or Women (including impacts due to pregnancy/maternity)	TBC
People who are married or in a civil partnership	TBC
People of particular sexual orientation	TBC
People who are proposing to undergo, undergoing or undergone a process or part of a process of gender assignment	TBC
People on low incomes	TBC
People in particular age groups	TBC
Groups with particular faiths and beliefs	TBC

EIA Required?	Yes
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Section E

Financial Implications and Investment Requirements

Investment requirements – Revenue and Capital
Resource allocation for Sheltered Housing Review ASC to assess if additionality is required. Resource allocation for STH Governance review If a yes decision to close the ALMO additionality will be required in project management, HR, Finance & Legal resource required.

Finance Comments – Will the proposal deliver the savings and within the agreed timescales?
Yes