

OFFICER

TO BE UPLOADED TO THE E-MEETINGS MANAGER

Date: 6/11/2020	Ref No: BGI0063
Type of Operational Decision:	
Executive Decision <input checked="" type="checkbox"/>	Council Decision <input type="checkbox"/>
Status: For Publication	
Title/Subject matter: Purchase of four properties in conjunction with the Next Steps Accommodation Programme.	
Budget/Strategy/Policy/Compliance – Is the decision:	
(i) within an Approved Budget	Yes
(ii) not in conflict with Council Policy	Yes
(iii) not raising new issues of Policy	Yes
Equality Impact Assessment [Does this decision change policy, procedure or working practice or negatively impact on a group of people? If yes – complete EIA and summarise issues identified and recommendations – forward EIA to Corporate HR]	Not Applicable
Details of Operational Decision Taken [with reasons]:	
This form is to amend / update a previous Op Dec record (attached below).	
 Operational Decision Form - RTB 31 Ripon	
The previous Op Dec recorded the decision to purchase two properties and add them to the HRA portfolio for use as general let.	
However, due to the Covid -19 pandemic, and the need to support rough sleepers, in line with the Government's Next Steps Accommodation Programme, (NSAP) the council is identifying suitable properties that can be acquired specifically for this programme.	
 NSAP_Guidance.pdf	
This programme attracts generous capital grants (50%) and additional revenue grants to support the costs of managing these type of tenancy which will still sit under the HRA.	
There are a number of rough sleepers that have been supported in the ABEN that do not need as intensive support offered in commissioned supported accommodation or the Housing First model. Many are able to live independently with a small package of floating support to help them in their home. However demands on the housing register has meant that there is a longer wait for accommodation, even though they may not need the same level of support as other more entrenched rough sleepers.	

These 4 properties will be utilised by the authority directly for this segment of the rough sleeper's cohort, so that they can settle back into their lives in stable accommodation and reconcile their outlook. These properties will be fully furnished and up to the standard which is expected to raise the aspirations of the tenant and a home which can be valued.

The revenue funding will be used to provide support to the rough sleeper in the property for the first 3 years to ensure that the tenancies are sustained with positive outcomes with appropriate assistance.

These properties will be managed by STH on the same basis as existing Council stock and will align with the Next Steps funding criteria to create a National portfolio of properties specifically for the use of rough sleepers for the next 30 years. Therefore these properties will be let on unsecure tenancies for a maximum of three years.

The MHCLG is developing an allocation process of other considerations that need to be taken to support local authorities in accessing properties.

Bury Council have already secured these grants from MHCLG / Homes England totalling £155,638 for capital and £61,250 of revenue over four years for the support service.

Ideally the four properties will be one bedroom flats in suitable locations for this programme, the preference will be Ex Right to Buy properties located within the existing HRA (Social Housing Estates)

In terms of the properties that the council committed to buying in under the "buy back scheme" as prescribed in previous op-dec, which had no grant subsidy, it would be prudent to allocate these for the NSAP programme.

We have already acquired No.7A Waltham Gardens as the process had already started before the launch of the NSAP.

However the other property known as 31 Ripon Close is unlikely to go ahead as the owner has failed to commit to selling and has caused delays by a failure to reach decisions during the sale negotiation stage.

This leaves three to acquire, we have already identified two in anticipation, with one remaining.

The revised total financial impact on the HRA will be approx. £155,640 for all four properties, including 7A Waltham that is already acquired. Tracey Hunt has confirmed that the HRA can fund this figure. Each acquisition is subject to a capital financial appraisal before the property is acquired.

On acquisition 95% of the grant from Homes England is drawn down with the remaining drawn down at practical completion of works required to bring the property to a lettable standard.

The budget line shall be set at a total of £311,280, this represents 50% sourced from the HRA and 50% sourced from the approved Homes England Grant.

Decision taken by:	Signature:	Date:
Director of Economic Regeneration & Capital Growth		16.11.20
STH Financial Services Business Manager	T. Hunt	16.11.20

Notes

1. It is not generally a requirement to consult with any Members on Operational Decisions but where a Chief Officer considers it necessary to consult with the appropriate Executive Member and/or Lead Member, they must sign the form so as to confirm that they have been consulted and that they agree with the proposed action. The signature of the Opposition Spokesperson should be obtained to confirm that he/she has been consulted.
2. **This form must not be used for urgent decisions.**