

**EXECUTIVE DECISION RECORD**

**REF No 287/21**

<b>A1</b> Service Area	Environment and Housing
<b>A2</b> Title	Rough Sleeping Accommodation Programme Funding Application
<b>A3</b> Decision Taken By	Deputy Leader/ Chief Officer
<b>A4</b> Chief Officer	Please print name: Sal Khan  Please sign name: <a href="#">Approval by email 290421</a>
<b>A5</b> Leader / Deputy Leader	Please print name: Cllr Raymond Faulkner  Please sign name: <a href="#">Approval by email 290421</a>
<b>A6</b> Date of Decision	29 <sup>th</sup> April 2021

**Confidentiality**

<b>A7</b> Is this Decision confidential by containing exempt information as described in Schedule 12A of the Local Government Act 1972?	No
<b>A7.1</b> If yes, please state relevant paragraph from Schedule 12A LGA 1972.	NA

**Scrutiny**

**A8** Which Scrutiny Committee should this decision be submitted to? *(Please tick as appropriate)*

Scrutiny (Audit & Value for Money Council Services) Committee ✓

Scrutiny (Community Regeneration, Environment and Health and Well Being) Committee



**B1** What is the Decision?

To submit a bid for MHCLG funding to secure additional provision for rough sleepers in form of securing 14 self-contained units of accommodation that will serve as a long term asset to provide accommodation for rough sleepers and former rough sleepers for the next 30 years.

To support the capital element of this bid with £70k from S106 commuted sums which will be expended if the bid succeeds.

**B2** What are the reasons for the Decision?

The Rough Sleeping Accommodation Programme offers the Council an opportunity to secure a large amount of external funding to bolster rough sleeping services locally, improving pathways out of supported housing and consolidating the gains made under 'Everyone In.' This project will significantly expand the existing NSAP<sup>1</sup> funded Stage 2 Accommodation Project which has only just begun but is already showing some positive results. The bid itself is available at Appendix 1 as is made up of two elements as follows:

*Long Term Asset - 14 self-contained units for rough sleepers*

- Through coproduction with the MHCLG the Council has identified the need to improve the pathways out of shared supported accommodation for former rough sleepers. This will involve securing the provision of a second stage of supported accommodation in the journey to independent living and reintegration with the community. Shared supported accommodation is normally the first accommodation that rough sleepers enter into and is therefore known as Stage 1, crucially Stage 2 accommodation is not shared and involves the individual managing their own home, bills etc. with support.
- Trent & Dove HA have offered to deliver the Stage 2 Accommodation, effectively extending the existing Stage 2 Accommodation Project from its existing 6 units to 20 units. This will involve entering into a contract with Homes England for £420k of funding to acquire 14 x 1 bedroom flats from the open market which are suitable for this purpose.
- Homes England will pay the funding to Trent & Dove directly, and the conditions attached to the funding will be binding on Trent & Dove (Appendix 2). A condition of the funding is that the properties are available to be used by former rough sleepers on a temporary basis for the next 30 years.
- On the strength of previous success in securing funding, it is likely to be sensible

---

<sup>1</sup> The Next Steps Accommodation Project was previous MHCLG funding stream from 2020, which a very similar prospectus.

	<p>for the Council to directly invest in the project as has been done in the past. Thus the £420k is supplemented by £70k from the Council's S106 commuted sums. Trent &amp; Dove are contributing significantly with borrowing against future rental income.</p> <p><i>Revenue for a 1.4 FTE support workers across the 14 self-contained units for rough sleepers</i></p> <ul style="list-style-type: none"> <li>- Revenue support is available for up to 31 Mar 24. Trent &amp; Dove have devised the cost and model they want to operate based on the guidance attached to the fund, this arrangements and costing has been accepted under a recent identical application. If successful, the revenue funding for support will be paid directly to Trent &amp; Dove (Appendix 2).</li> <li>- In the absence of a continuation of the revenue funding for support Trent &amp; Dove are likely to change the model to meet the 30 yr. commitment attached to the properties. The most likely model is based on increasing the Housing Benefit (HB) income, which will be set at an affordable rent whilst there is revenue support, but could be significantly increased under HB Regulations to include intensive housing management and other eligible costs. This alternative model is widely practiced in East Staffordshire and across England.</li> </ul> <p>The Council has not been asked, nor offered, to provide ongoing revenue support during the 30 yr. commitment attached to the properties. Given all the requirements and risks attached to this funding, as well as the unique attributes of Trent &amp; Dove, they were in best position to secure the inward investment as a joint bid. Given all the requirements and risks attached to this funding, as well as the unique attributes of Trent &amp; Dove an exemption to contract procedures for the £70k capital investment has been completed at Appendix 3.</p>
<p><b>B3</b> What are the contributions to Corporate Priorities?</p>	<p>Value For Money Council</p>
<p><b>B4</b> What are the Human Rights considerations?</p>	<p>There are no Human Rights issues arising from this decision.</p>

## Financial Implications

<p><b>B5</b> What are the financial implications?</p>	<p>The main financial issues arising from this decision are as follows:</p> <ul style="list-style-type: none"> <li>• The Capital funding bid for 14 self-contained units and the associated revenue for a support worker are to be paid directly to Trent &amp; Dove, thus it is effectively a joint bid with Trent &amp; Dove. The Council is supporting the application with evidence of need, and Trent &amp; Dove is responsible for delivery incurring all the resulting financial risk. Thus the grant to be paid if the bid is successful is not listed in the table below, as the implications do not belong to the Council (Appendix 2).</li> <li>• The Capital commitment for 30 years is binding on Trent &amp; Dove, and does not create any obligations on the Council other than the £70k Section 106 contribution (£5k per unit of housing that is acquired). When the revenue for support ends on 31 Mar 2024, it is likely that provision will continue by Trent and Dove through claiming supported housing benefits costs, which can be fully recovered by the Council as Trent and Dove is an RSL.</li> </ul>
---	---

Capital	2021/22	2022/23	2023/24
<b>Expenditure from S106</b>	£40,000.00	£30,000.00	
<b>MTFS Impact</b>	NIL	NIL	

<p>The finance section has been approved by the following member of the Financial Management Unit:</p>	<p>Please print name: Anya Murray</p> <p>Please sign name: <a href="#">Approval by email 280421</a></p>
--	---

## Policy Framework

<b>B6</b> Is the Decision wholly in accordance with the Council's policy framework?	Yes
<b>B6.1</b> If No, does it fall within the urgency provisions (Part 3 of the Constitution)?	NA
<b>B6.2</b> Has it got the appropriate approvals under those provisions?	Yes
<b>B7</b> Is the Decision wholly in accordance with the Council's budget?	Yes
<b>B7.1</b> If No, does it fall within the urgency provisions (Part 3 of the Constitution)?	NA
<b>B7.2</b> Has it got the appropriate approvals under those provisions?	Yes



## Equalities Implications

<b>B8</b> What are the Equalities implications:
<b>B8.1</b> Positive (Opportunities/Benefits): <ul style="list-style-type: none"><li>- Increased short term provision for this marginalised and vulnerable group.</li><li>- Improved longer term routes to reintegration.</li></ul>
<b>B8.2</b> Negative (Threats): <ul style="list-style-type: none"><li>- None identified.</li></ul>
<b>B8.3</b> The subject of this decision is not a policy, strategy, function or service that is new or being revised. An equality impact assessment is not required.
<b>B8.4</b> NA

## Risk Assessment

<b>B9</b> What are the Risk Assessment implications:
<b>B9.1</b> Positive (Opportunities/Benefits): <ul style="list-style-type: none"><li>- This funding will make a meaningful contribution to the provision of shelter this autumn and winter, effectively proving a 'no first night out' model with wrap around support from the Council's other commissioned projects.</li><li>- The capital project secures a long term provision of self-contained supported accommodation for single homeless people. This will enhance the pathway out of supported accommodation and into independent living.</li><li>- If appropriate and regular move on from supported accommodation is achieved, this will improve the availability for those who need it.</li></ul>
<b>B9.2</b> Negative (Threats): <ul style="list-style-type: none"><li>- Reputational risk should the project fail or otherwise draw negative attention.</li><li>- One or more aspects of the bid are unsuccessful and funding is not awarded.</li></ul>
<b>B9.3</b> The risks do not need to be entered in the Risk Register. Any financial implications to mitigate against these risks are considered above.

## Legal Considerations

<b>B10</b> What are the Legal Considerations:
<b>B10.1</b> The main legal issues arising from this decision are as follows:

**B10** What are the Legal Considerations:

- The revenue has been provided by the MHCLG pursuant to sections 31(3) and 31(4) of the Local Government Act 2003.
- The Council intends to make a £70,000 contribution to Trent and Dove, to be paid from commuted sums paid by developers under s106 of the Town and Country Planning Act 1990 for use in connection with the alleviation of homelessness within the Borough.
- The Legal Team will draft an agreement capturing the terms and conditions on which the £70,000 is paid to Trent and Dove.
- The ability to use S.106 monies in this way will depend on the precise wording of each S.106 agreement and whether any necessary deeds of variation can be secured. The requirements attached to the existing pot of S106 funding do not prohibit the funds being used for this application.

This section has been approved by the following member of the Legal Team

Please print name: Angela Wakefield

Please sign name: [Approval by email 220421](#)

## Sustainability Implications

<b>B11</b> What are the Sustainability implications: NA.
<b>B11.1</b> The proposal would not result in an overall positive effect in terms of sustainability (including climate change and change adaptation measures). The positive/negative impacts are set out below (please refer to guidance notes).
<b>B11.2</b> Positive (Opportunities/Benefits): NA.
<b>B11.3</b> Negative (Threats): NA.

## Health & Safety Implications

B12 What are the Health & Safety implications: NA
<b>B12.1</b> A Risk Assessment has not been carried out and entered into Safety Media for all significant hazards and risks because there are no significant hazards or risks arising from this decision.
<b>B12.2</b> Any financial implications to mitigate against these hazards and risks are considered above.
<b>B12.3</b> NA
<b>B12.3.1</b> Positive (Benefits) NA
<b>B12.3.2</b> Negative (Threats) NA

## Key Decision

**B13** Is this a Key Decision?      No

**Note:** A Key Executive Decision is one where:

1. **REVENUE** – Any contract or proposal with an annual payment or saving of more than £100,000
2. **CAPITAL** – Any capital project with a value in excess of £150,000
3. A decision which significantly affects communities living or working in an area comprising two or more wards.

<b>B13.1</b> If this is a Key Decision, is this an urgent decision such that a delay caused by use of the Call-in Procedure would <u>seriously</u> prejudice the public interest?	NA
<b>B13.2</b> If yes, has the Mayor or in his/her absence the Deputy Mayor or in his/her absence the Chair of the relevant Scrutiny Committee agreed that the decision will be exempt from Call-in?	NA

**NOTE:** If this decision is subject to the Call-in Procedure it will come into force, and may then be implemented, on the expiry of 3 working days after publication – unless 10 Members of the Council call in the decision.

Please send the original signed document to [andrea.davies@eaststaffsbc.gov.uk](mailto:andrea.davies@eaststaffsbc.gov.uk)