

ACCEPTANCE OF DEPARTMENT OF HEALTH FUNDING AND AUTHORITY TO USE THE GRANT FOR SUPPORTED HOUSING

Cabinet Member(s)	Councillor Jonathan Bianco
Cabinet Portfolio(s)	Finance, Property and Business Services
Officer Contact(s)	Julie Markwell – Planning, Environment, Education and Community Services
Papers with report	Appendix A – Grant Award letter

1. HEADLINE INFORMATION

Summary	The purpose of this report is to obtain Cabinet approval to accept grant funding from the Department for Health (DoH) and authority to use the funding to enable future Housing schemes.
Contribution to our plans and strategies	<ul style="list-style-type: none">• Maximising opportunities to help people live in settled and affordable homes.• Achieving £3.4m of MTFE savings on the cost of providing supported housing by moving people out of expensive residential care.• Helping to meet housing targets within the Local Development Framework (LDF) It will also contribute to the Social Care Health & Housing strategy to provide older people and people with physical learning disabilities or mental health with a range of housing options and alternatives to institutional forms of living.
Financial Cost	The Council is not required to match fund or contribute to the DoH grant. There is a requirement to provide 5 homes for households with symptomatic HIV but these can be provided by nominating the prioritised households to Local Authority stock or Housing Association stock that we have nomination rights to. This in itself will not have a financial implication if the households are already priority applicants on the Housing Register.
Relevant Policy Overview Committee	<ul style="list-style-type: none">• Social Services Health & Housing Policy Overview Committee• External Services Scrutiny Committee
Ward(s) affected	All Wards

2. RECOMMENDATION

That the Cabinet:

- 1) Agrees to accept the grant from the Department of Health.**
- 2) Agrees that 5 units of local authority or Housing Association stock will be offered to households with symptomatic HIV.**
- 3) Agrees that £210,000 of the grant be used to enable the sale of Tasman House to provide 14 units of supported housing for adults with mental illness.**
- 4) Agrees that the grant is used for affordable housing.**
- 5) Delegates authority to the Leader of the Council and Cabinet Member for Finance, Property and Business Services, in consultation with the Deputy Chief Executive and Corporate Director of Planning, Environment, Education and Community Services, to agree how the remainder of the grant can be used to enable affordable housing on a site by site basis.**

Reasons for recommendation

To allow Officers to use the grant awarded to provide affordable housing for vulnerable adults.

Alternative options considered / risk management

- To refuse the grant.
- To use the grant as previously specified.

Policy Overview Committee comments

None at this stage.

3. INFORMATION

Supporting Information

In 2010-2011 The Department of Health (DoH) made funding available for Local Authorities to help people with symptomatic HIV.

The Council was awarded £950,000 of funding in November 2010. The original strategy was to work in partnership with a Housing Association. However, this strategy was revised so that the funding could be used for the Councils affordable housing programme. The grant was not conditional except for the requirement that 5 units are provided for people with symptomatic HIV. These will be provided either from the Council's own stock or from Housing Association stock that the Council has nomination rights to.

The Council is building 225 units of supported housing on its own land, and seeking another 219 units from Housing Associations. This grant could be used to subsidise the in-house building programme.

Some of the grant could also be used to improve the viability of Housing Association supported housing schemes as an enabling grant. Supported Housing units are less viable for Housing

associations because the schemes have a high proportion of communal space and a generally higher requirements specification.

It is proposed that some of the grant is used to enable supported housing on the Tasman House site. Tasman House is a Council owned property that has already been declared surplus and authorised for sale. Thames Valley Housing Association has offered to give the Council funding for the site and develop 14 units of supported housing, plus 9 units of general needs housing. On completion of the supported housing units the Council would give Thames Valley £210k from the grant, a rate of £15k per unit. No grant would be given for the 9 general needs units.

Financial Implications

Overall the supported housing programme aims to achieve £3.4m of MTFF savings by moving people out of expensive residential care. 225 units are programmed as council self build units but the programme also requires 219 units from Housing Association partners. Using the grant in this way will bring forward schemes.

4. EFFECT ON RESIDENTS, SERVICE USERS & COMMUNITIES

What will be the effect of the recommendation?

Currently Hillingdon has a large number of vulnerable adults housed outside the borough which is both expensive and less supportive. This will allow more people to be housed locally. All local residents will benefit indirectly from any savings made.

Consultation Carried Out or Required

No formal consultation has been carried out at this stage.

5. CORPORATE IMPLICATIONS

Corporate Finance Comments

Corporate Finance confirms that this grant has been allocated for the Supported Housing programme within the MTFF and has conditions attached as described above. The proposed use of this grant will contribute to the delivery of units required to enable £3.4m of savings to be made within the reablement programme. Furthermore the units that this helps to deliver will be outside the scope of Right To Buy and hence guarantees an income stream to support borrowing that will be required to supplement this and HCA grants.

Legal Comments

Cabinet has before it the following recommendations seeking authority to:

- 1) Agree to accept the DoH grant.

Under Article 7.08(d)(6) of the Council's Constitution there is a general Cabinet Member delegation to recommend to Cabinet the submission of bids from their portfolio area for additional resources from Government and other agencies.

Under Article 7.08(c)(18) of the Council's Constitution Cabinet approval is required to apply for funding from any external body, which if successful would require Council matched funding either revenue or capital, and final agreement to the scheme.

The Recommendation therefore falls within Cabinet delegations.

- 2) Agrees that 5 units of local authority or Housing Association stock will be offered to households with symptomatic HIV.

Under Article 7.08(e)(1) of the Council's Constitution there is an individual Cabinet Member delegation whereby (based on portfolios approved by the Leader of the Cabinet) the Cabinet Member for Social Services Health and Housing can oversee and report to the Cabinet on the Council's responsibilities and initiatives in respect of the management of housing stock and HIV/Aids services.

The Recommendation therefore falls within individual Cabinet's delegations.

- 3) Agree that £210,000 of the grant be used to enable the sale of Tasman House to provide 14 units of supported housing for adults with mental illness.

Article 7.08(e)(12) of the Council's Constitution provides that the Leader of the Council can jointly with the Cabinet Member for Finance, Property and Business Services make decisions on the release of monies for all capital projects and refer such decisions to Cabinet.

Article 7.08(e)(1) of the Council's Constitution provides that the Cabinet Member for Social Services Health and Housing can oversee and report to the Cabinet on the Council's responsibilities and initiatives in respect of housing need in the Borough and the Council's housing development programme.

The Recommendation therefore falls within individual Cabinet's delegations.

- 4) Agrees that the grant is used for affordable housing.

This recommendation also falls within article 7.08(e)(12) of the Council's Constitution and provides that the Leader of the Council jointly with the Cabinet Member for Finance, Property and Business Services can make decisions on the release of monies for all capital projects.

Again, article 7.08(e)(1) of the Council's Constitution provides that the Cabinet Member for Social Services Health and Housing can oversee and report to the Cabinet on the Council's responsibilities and initiatives in respect of housing need in the Borough and the Council's housing development programme.

The Recommendation therefore falls within Cabinet's delegations.

- 5) Delegates authority to the Leader of the Council and the Cabinet Member for Finance, Property and Business Services, in consultation with the Deputy Chief Executive and Corporate Director for Planning, Environment, Education and Community Services, to agree how the remainder of the grant can be used to enable affordable housing on a site by site basis.

Section 101(1) Local Government Act 1972 permits the Council to discharge any of its functions by delegation to a committee, sub-committee or officer.

Under the Council's Constitution the Executive Procedure Rules – Schedule C paragraphs 1(1.1)(iii), (iv) and (vi) state that the Leader of the Council may provide for Cabinet functions to be discharged by an individual Member of the Cabinet, an officer or by joint arrangements.

In addition, the Executive Procedure Rules – Schedule C paragraph 1(1.2) permits the Cabinet, unless the Council directs otherwise, to delegate to a committee of the Cabinet or an individual Cabinet Member.

The Recommendation therefore falls within Cabinet's delegations.

In discharging any functions that have been delegated, the Cabinet Member must act lawfully. That is, the Cabinet Member must act within the scope of the authority that is delegated to him or her in accordance with any limits within the delegation, the Council's Constitution, Council policies, procedure rules and the Members Code of Conduct.

Under the provisions of Sections 1 and 2 of the Local Government Act 2000 the Council has the power to do anything which they consider is likely to achieve any one or more of the following objects; (a) the promotion or improvement of the economic well-being of their area; (b) the promotion or improvement of the social well-being of their area, and (c) the promotion or improvement of the environmental well-being of their area. This power may be exercised in relation to or for the benefit of; (a) the whole or any part of a local authority's area, or (b) all or any persons resident or present in a local authority's area.

Article 13 of the Council Constitution requires that all key decisions taken by Cabinet Members follow the seven principles set out therein, which if followed should minimise the risk of judicial review of any decision made.

Article 14 of the Council's Constitution requires that every contract made by the Council must comply with the Contracts Standing Orders and associated Code of Practice on Procurement set out in parts 4 and 5 of the Council's Constitution.

If not already completed legal relationships will be created as soon as any grant agreement is entered into and the Council will be bound by the conditions contained within it. Further legal input from Legal Services should be requested in this regard.

Please note that depending on the disposal value separate Cabinet/Cabinet Member approval will be required for the actual sale of Tasman House.

Corporate Property and Construction

Corporate Property and Construction has authored this report.

Relevant Service Groups

Adult Social Care Health & Housing

This reflects the strategy agreed with SCH&H to deliver the supported housing programme.

6. BACKGROUND PAPERS

NIL.