



NOTICE OF MEETING

CABINET MEMBER FOR HOUSING

MONDAY, 25 FEBRUARY 2019 AT 4.00 PM

EXECUTIVE MEETING ROOM - THE GUILDHALL

Telephone enquiries to Joanne Wildsmith Tel: 9283 4057

Email: joanne.wildsmith@portsmouthcc.gov.uk

If any member of the public wishing to attend the meeting has access requirements, please notify the contact named above.

CABINET MEMBER FOR HOUSING

Councillor Darren Sanders (Liberal Democrat)

Group Spokespersons

Councillor Tom Coles, Labour

Councillor Luke Stubbs, Conservative

(NB This Agenda should be retained for future reference with the minutes of this meeting.)

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Deputations by members of the public may be made on any item where a decision is going to be taken. The request should be made in writing to the contact officer (above) by 12 noon of the working day before the meeting, and must include the purpose of the deputation (for example, for or against the recommendations). Email requests are accepted.

A G E N D A

- 1 Apologies for Absence**
- 2 Declaration of Interests**
- 3 Longdean Lodge development for Supported Housing (Pages 3 - 12)**

The report by the Director of Housing, Neighbourhood and Building Services seeks approval from Cabinet Member for Housing to instruct Housing,

Neighbourhood and Building's Design Team to deliver a new development of 13 flats on the redundant Longdean Lodge site. It also seeks approval of the financial appraisal delivering 13 new properties, this in turn delivers new homes for 28 adults with learning disabilities within the Supported Housing Portfolio. The development could potentially deliver annual savings to the general fund of c.£325,000 p.a. Due to the provision of a six month building occupation time. It is estimated that this could be realised in full from November 2021.

RECOMMENDED that

- (1) the Cabinet Member for Housing approves Capital Expenditure of £6.6m, to deliver 13 new properties housing 28 adults with Learning disabilities, comprising of five, 4 bed shared flats and eight, 1 bed flats to be held in the Supported Housing Portfolio within the Housing Revenue Account.**
- (2) the Cabinet Member for Housing delegates authority to the Head of Housing, Neighbourhood and Building Services in consultation with the Head of Finance & S151 Officer to amend the composition and spending profile of the proposed schemes in order to meet planning and design requirements and also to agree the use of either Grant funding or 141 receipts whilst ensuring that the schemes remain financially viable following any necessary changes.**
- (3) the Cabinet Member for Housing delegates the Director of Housing, Neighbourhood and Building to apply for any grant funding to support the scheme.**
- (4) delegation is given to the Director of Housing, Neighbourhood and Building Services, Director of Regeneration and the Section 151 Officer to agree the value and appropriation of land between the General fund and Housing Revenue Account.**

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Agenda Item 3



Portsmouth
CITY COUNCIL

Title of meeting: Housing Cabinet

Date of meeting: 25th February 2019

Subject: Longdean Lodge development for Supported Housing

Report by: James Hill - Director of Housing, Neighbourhood and Building Services

Wards affected: Paulsgrove

Key decision: Yes

Full Council decision: No

1. Purpose of report

- 1.1 To seek approval from Cabinet Member for Housing to instruct Housing, Neighbourhood and Building's Design Team to deliver a new development of 13 flats on the redundant Longdean Lodge site.
- 1.2 To seek approval of the financial appraisal delivering 13 new properties, this in turn delivers new homes for 28 adults with learning disabilities within the Supported Housing Portfolio.
- 1.3 The development could potentially deliver annual savings to the general fund of c. £325,000p.a. Due to the provision of a six month building occupation time. It is estimated that this could be realised in full from November 2021.

2. Recommendations

- 2.1 **That the Cabinet Member for Housing approves Capital Expenditure of £6.6m, to deliver 13 new properties housing 28 adults with Learning disabilities, comprising of five, 4 bed shared flats and eight, 1 bed flats to be held in the Supported Housing Portfolio within the Housing Revenue Account.**
- 2.2 **That the Cabinet Member for Housing delegates authority to the Head of Housing, Neighbourhood and Building Services in consultation with the Head of Finance & S151 Officer to amend the composition and spending profile of the proposed schemes in order to meet planning and design requirements and also to agree the use of either Grant funding or 141 receipts whilst ensuring that the schemes remain financially viable following any necessary changes.**

2.3 That the Cabinet Member for Housing delegates the Director of Housing, Neighbourhood and Building to apply for any grant funding to support the scheme.

2.4 That delegation is given to the Director of Housing, Neighbourhood and Building Services, Director of Regeneration and the Section 151 Officer to agree the value and appropriation of land between the General fund and Housing Revenue Account.

3. Background

3.1 Following the completion of the feasibility study permission is sought to progress the scheme to deliver supported Housing for Adults with learning disabilities. This is supported by the Housing and Support Strategy Implementation Group based at the Kestrel centre. The group consists of Housing, Adult Social Care, Solent NHS Trust.

3.2 A financial appraisal has been completed showing the scheme will deliver savings to the general fund of £325,000 per annum,. The savings are estimated to deliver at 50% in 2021/22 as the supported housing business partner understandably allows a six month building occupation, as it is not viable to move 28 adults simultaneously, will the full savings being realised in 2022/23. The building also generates a yearly rental yield of £176,000 to the Housing Revenue Account.

3.3 The recently approved Housing and Social Care Scrutiny report dated 4th December 2018 supports the delivery of alternative models of accommodation beyond the initial learning and disability group, working with the Director of Adult Social Care and other directors as appropriate.

3.5 The supported housing business partner will seek to secure grant funding from Homes England to support the scheme, it should be noted that this funding cannot be used alongside 141 receipts.

4. Reasons for recommendations

4.1 These homes will provide much needed homes for residents and support Portsmouth City Councils corporate priority 1 " Make Portsmouth a city that works together, enabling communities to thrive and people to live healthy, safe and independent lives".

4.2 The schemes will increase the overall number of homes in the HRA and will improve its viability to allow for continued maintenance and tenant services to residents.

4.3 The scheme will improve the living environment for residents moving in.

- 4.4 The scheme will allow Adult Social Care to decommission two adult learning disability residential care homes and move clients from homes which are sub-standard.

5. Equality impact assessment

- 5.1 A Preliminary Equality Impact Assessment has been completed and no adverse equality implications were identified.

6. Legal implications

- 6.1 The recommendations are within the power of the Cabinet Member for Housing to adopt, and for the City Council to approve, and raise no immediate notable legal implications. The delegations recommended in the report are supportable and focus upon the scheme delivery within the HRA.

7. Director of Finance's comments

- 7.1 The City Council proposes to build a new facility at the former Longdean Lodge site to accommodate clients with Learning Disabilities. The Cost of the build will be £6.6m and will be funded from a mixture of HRA unsupported borrowing, and either funding from the Homes England or 141 Receipts. If the Council are successful in acquiring external funding it cannot use 141 receipts as well.
- 7.2 A financial appraisal has been carried out that shows that the financial effect over a 30 year period. The appraisal shows that the rental income exceeds the ongoing cost of borrowing and maintenance of the site within the Housing Revenue Account.
- 7.3 Additionally the General Fund will make savings in Adult Social Care of around £325,000 per annum from a reduction in care packages from placements. These will only be realised in full in the financial year 2021/22 once the site is fully occupied.
- 7.4 The estimated annual savings are based on the potential to relocate existing clients within this new accommodation. The estimated annual saving has been calculated by comparing the full year annual cost of existing care packages against the anticipated costs within the new accommodation setting.
- 7.5 There is a risk that by the time the accommodation becomes available for clients to move into; that the clients and their level of need may have changed. As a consequence of these changes, the level of realisable savings could fluctuate. Additionally, future costs of care within the new accommodation setting are subject to tender.

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Signed by:

Appendices:

A - Preliminary Equality Impact Assessment

Background list of documents: Section 100D of the Local Government Act 1972

The following documents disclose facts or matters, which have been relied upon to a material extent by the author in preparing this report:

Title of document	Location

The recommendation(s) set out above were approved/ approved as amended/ deferred/ rejected by on

.....
Signed by:

Equality Impact Assessment

Preliminary assessment form 2018

www.portsmouthccg.nhs.uk

www.portsmouth.gov.uk

The preliminary impact assessment is a quick and easy screening process. It should:

- identify those policies, projects, services, functions or strategies which require a full EIA by looking at:
 - negative, positive or no impact on any of the equality groups
 - How are going to mitigate or remove any potential negative impacts
 - opportunity to promote equality for the equality groups
 - data / feedback
- prioritise if and when a full EIA should be completed
- justify reasons for why a full EIA is not going to be completed

Directorate:

Housing, neighbourhood & building services

Service, function:

Supported Housing

Title of policy, service, function, project or strategy (new or old) :

Development of 13 flats, providing homes for 28 adults with support needs on the former Longdean Lodge site.

This EIA is for the build only if and not the move of the client group into the building on completion.

Type of policy, service, function, project or strategy:

- ☐ Existing
- ☒ New / proposed
- ☐ Changed

Q1 - What is the aim of your policy, service, function, project or strategy?

To build new flats within the supported housing portfolio on the former longdean lodge site.

Q2 - Who is this policy, service, function, project or strategy going to benefit or have a detrimental effect on and how?

The new properties will sit within the supported housing portfolio, it will become home to 28 vulnerable adults, those adults moving in will come via the learning disability housing panel, an EIA relating to the clients moving in will need to be completed by the learning disability team.

The site has a completed feasibility study and this EIA sits with the report to seek permission to progress the scheme to deliver supported Housing for Adults with learning disabilities. This is supported by the Housing and Support Strategy Implementation Group based at the Kestrel centre. The group consists of Housing, Adult Social Care, Solent NHS Trust.

The approved Housing and Social Care Scrutiny report dated 4th December 2018 supports the delivery of homes by Portsmouth City Council for the supported Housing portfolio and the joint working with the Director of Adult Social Care and other directors as appropriate.

This build will sit within the supported housing portfolio, the client group is pre-determined by ASC as that is where the demand has come from.

Clients with a learning disability or mental health related problems are not normally housed via housing options, they go to the housing panel managed by HNB & ASC.

When Adult social care require more properties to allocate into or to meet a specific need they request this from HNB.

The design of the block is based on the 28 people planned to move in, these are by provided by Adult social care.

Although the initial client group are LD, many of them are funded through continuing health care, at a point in the future there could well be Adult mental health clients and vulnerable adults in the property.

Q3 - Thinking about each group below, does, or could the policy, service, function, project or strategy have a negative impact on members of the equality groups below?

Group	Negative	Positive / no impact	Unclear
Age	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Disability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Race	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sex	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Gender reassignment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sexual orientation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Religion or belief	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pregnancy and maternity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Marriage & civil partnership	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other excluded groups	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Note:Other excluded groups examples includes,Homeless, rough sleeper and unpaid carers. Many forms of exclusion are linked to financial disadvantage. How will this change affect people on low incomes, in financial crisis or living in areas of greater deprivation?

If the answer is "negative" or "unclear" consider doing a full EIA

If there are any potential negative impacts on any of the protected characteristics, What have you put in place to mitigate or remove the negative impacts/barriers?

Q4 - Does, or could the policy, service, function, project or strategy help to promote equality for members of the equality groups? e.g. A new service has been created for people with a disability to help them gain employment this would mean that this helps promote equality for the protected characteristic of disability only.

Group	Yes	No	Unclear
Age	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Disability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Race	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sex	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gender reassignment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sexual orientation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Religion or belief	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pregnancy or maternity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Marriage & civil partnership	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other excluded groups	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If the answer is "no" or "unclear" consider doing a full EIA

Q5 - Do you have any feedback data from the equality groups that influences, affects or shapes this policy, service, function, project or strategy?

Please add in the text boxes below what feedback / meetings you have attended for each specific protected characteristic

Group	Positive or negative feedback
Age	No specific information was collected regarding the build of the property
Disability	No specific information was collected regarding the build of the property
Race	No specific information was collected regarding the build of the property
Sex	No specific information was collected regarding the build of the property
Gender reassignment	No specific information was collected regarding the build of the property
Sexual orientation	No specific information was collected regarding the build of the property
Religion or belief	No specific information was collected regarding the build of the property
Pregnancy and maternity	No specific information was collected regarding the build of the property
Marriage & civil partnership	No specific information was collected regarding the build of the property
Other excluded groups	No specific information was collected regarding the build of the property

Q6 - Using the assessments in questions 3, 4 and 5 should a full assessment be carried out on this policy, service, function or strategy?

☐ yes ☒ No

PCC staff-If you have to complete a full EIA please contact the Equalities and diversity team if you require help Tel: 023 9283 4789 or email: equalities@portsmouthcc.gov.uk

CCG staff-If you have to complete a full EIA please email: sehccg.equalityanddiveristy@nhs.net if you require help

Q7 - How have you come to this decision? Summarise your findings and conclusion below

This EIA covers the build only, there is no detrimental effect on anyone to complete the new

development.

An EIA relating to moving clients will need to be completed by the Service lead for ALD

A full EIA is not required as this housing development is based on the need for clients with a learning disability or mental health related problems, this will not disproportionately impact on the other protected groups.

Consultation is not required because when ASC require more properties to allocate or to meet a specific need they request this from HNB not housing options, this is for specific needs not for the normal housing stock.

This project will initially positively impact on people with a learning disability, many of them are funded through continuing health care, at a point in the future this could also positively impact on Adult mental health clients and vulnerable adults in the property.

Q8 - Who was involved in the EIA?

Alison Cloutman

This EIA has been approved by: Jo Bennett

Contact number: 1039

Date: 29/01/2019

PCC staff-Please email a copy of your completed EIA to the Equality and diversity team. We will contact you with any comments or queries about your preliminary EIA.

Telephone: 023 9283 4789, Email: equalities@portsmouthcc.gov.uk

CCG staff-Please email a copy of your completed EIA to the Equality lead who will contact you with any comments or queries about your preliminary . Email: sehccg.equalityanddiversity@nhs.net

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