

Report for: **Cabinet Member signing**

Title: **Grant funding to develop supported housing for people at risk of rough sleeping**

Report

Authorised by: **David Joyce, Director of Housing, Regeneration and Planning**

Lead Officer: **Robbie Erbmman, Assistant Director of Housing**

Ward(s) affected: **All**

Report for Key/

Non Key Decision: **Key Decision**

## **1. Describe the issue under consideration**

1.1. This report recommends that the Cabinet Member for Housing and Estate Renewal agrees to accept grant funding being made available to the Council as part of the Greater London Authority's Rough Sleeping Accommodation Programme in order to develop bespoke supported housing for people at risk of rough sleeping.

## **2. Recommendations**

2.1. It is recommended that the Cabinet Member for Housing and Estate Renewal:

- 2.1.1. Approves receipt from the GLA of £2,035,000 in capital funding to the Council through the Rough Sleeping Accommodation Programme.
- 2.1.2. Approves that the grant sum is added to the HRA capital programme.
- 2.1.3. Delegates the detail of negotiating and entering into contract with the GLA in relation to this grant to the Director of Housing, Regeneration and Planning after consultation with the Director of Finance and the Cabinet Member for Housing and Estate Renewal.

## **3. Reasons for decisions**

3.1. The grant will enable the Council to provide 37 vulnerable people with high quality homes.

3.2. In so doing, it will save the Council money currently spent accommodating those people in hostel and emergency accommodation.

## **4. Alternative options considered**

4.1. **The Council could refuse the offer of grant from the GLA.** This option was rejected because it would undermine the Council's strategic aims and cost the Council additional money.

## **5. Background information**

5.1. The Mayor of London's £93.4m Rough Sleeping Accommodation Programme (RSAP) aims to deliver 900 longer term homes with support for rough sleepers by spring 2021.

- 5.2. The objectives of the programme are:
- to ensure that as few people as possible return to the streets from emergency accommodation put in place during COVID-19.
  - to continue to ensure a response to those who remain or arrive on the streets who are at risk of Covid-19
  - to ensure longer-term accommodation and support solutions for those already in a rough sleeping pathway – enabling them to move on to independent living
  - to free up spaces in hostels so that supported accommodation is available for those that need it.
- 5.3. The Council made a successful bid to the RSAP for proposals to deliver 37 new-build modular homes for people at risk of sleeping rough alongside support for each of the tenants.
- 5.4. Alongside the capital grant under consideration here for the delivery of those 37 homes, the Council has already accepted the offer of £1,215,376 in revenue funding from the GLA to provide support to the tenants.
- 5.5. 33 homes will be provided on Council-owned land in Seven Sisters ward located to the north of Ermine Road. These will be high quality one-bedroom modular homes in line with planning consent HGY/2020/2794 granted on 8 March 2021 to use the land for this purpose for a period of seven years.
- 5.6. The land at Ermine Road is held in the HRA. However it is not suitable in planning terms for permanent development and lends itself to ‘meanwhile’ use. Cabinet included the land at Ermine Road in the Council’s housing delivery programme on 9 July 2019.
- 5.7. The four remaining homes will be delivered in due course at another Council site – work is ongoing in discussion with the GLA around that.
- 5.8. The contract must be entered into by 31 March 2021 in order to secure this RSAP allocation.
- 5.9. The grant is for a phased scheme to be claimed in tranches.
- 5.10. The conditions of the grant are non-negotiable and have been approved by the Council’s Legal Team.
- 5.11. All funding under this Agreement is: (a) social housing assistance as defined in Section 32(13) of the HRA 2008; and (b) subject to the provisions of Sections 30, 34 and 333ZE of the Greater London Authority Act 1999 and any determinations made under such provisions and the provisions of Condition 13 represent the events and principles determined by the GLA for the purposes of Sections 31-34 of the HRA 2008;
- 5.12. Homes funded through RSAP must be let at defined Benchmark Rent Levels. For 2020/2021 Benchmark Rent Level for a one bedroom being £159.32.

- 5.13. Details of the grant's conditions including those relating to property standards, tenure, outputs, and monitoring can be found in the contract attached here as Appendix 1.

## **6. Contribution to strategic outcomes**

- 6.1. Accepting this grant will help to enable the Council to deliver new Council homes, including supported housing. This supports the 2019-2023 Borough Plan, which has as its first priority a safe, stable and affordable home for everyone, whatever their circumstances. Outcome 1 of that housing priority in the Borough Plan states "*we will work together to deliver the new homes Haringey needs, especially new affordable homes*", with specific objectives to "*deliver 1,000 new Council homes at Council rents by 2022*" and to "*secure the delivery of supported housing that meets the needs of older, disabled and vulnerable people in the borough*".

## **7. Statutory officer comments**

### **7.1 Finance**

- 7.1.1 The report for award of contract for the construction of the modular units at Ermine road was approved in August 2020. The approved cost of construction was £3.05m (including fees and contingency) for 39 units.
- 7.1.2 This report seeks approval to receive and enter into grant agreement with GLA for a capital grant of £2.04m towards this scheme. This will be a contribution to the capital cost of these units in the HRA.
- 7.1.3 This grant contribution will be matched from the HRA budget and there is provision in the HRA temporary homes acquisition budget for this.
- 7.1.4 The council has previously accepted an offer of £1.22m in revenue funding from the GLA to provide support to the tenants. So, this represents the capital part of the grant already received.
- 7.1.5 This project has been assessed under the HRA-CBS viability model and this project is viable.

### **7.2 Legal**

- 7.2.1 The Head of Legal and Governance has been consulted in the preparation of the report.
- 7.2.2 Pursuant to Contract Standing Order 16.02 and Contract Standing Order 17.1 a Cabinet Member has authority to approve the recommendations in the report.
- 7.2.3 The Head of Legal and Governance sees no legal reasons preventing the Cabinet Member for Housing and Estate Renewal from approving the recommendations in the report.

## **7.4 Procurement**

7.4.1 Strategic Procurement note the contents of this report.

## **7.5 Equalities**

7.5.1 The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
- Advance equality of opportunity between people who share those protected characteristics and people who do not
- Foster good relations between people who share those characteristics and people who do not.

7.5.2 The three parts of the duty applies to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.

7.5.3 The proposed decision is to approve the grant funding which is being made available to the Council as part of the Greater London Authority's Rough Sleeping Accommodation Programme to develop bespoke supported housing for people at risk of rough sleeping. The objective of this decision is to mitigate the impact of Covid-19 on Haringey residents who are rough sleeping or at imminent risk of rough sleeping.

7.5.4 The decision will affect vulnerable residents who have been identified as rough sleeping or at imminent risk of rough sleeping. We know that since the lockdown homelessness has increased, and Haringey residents on lower incomes, LGBT young people, ethnic minority communities, and lone parents are likely to have faced challenges associated with housing on a disproportionate scale and will likely be among those overrepresented as affected by this decision. Notably, Haringey's homeless population are exceptionally vulnerable to Covid-19. The proposed decision, therefore, represents a measure to meet the needs of people with protected characteristics and therefore mitigate any new inequalities arising as a result of the impact of Covid-19. This decision will help the Council to meet its equalities duties and address known inequalities affecting individuals with protected characteristics, particularly relating to age, and disability. No negative consequences are identified for those who identify with one or more protected characteristics; accordingly, the decision represents progress to eliminate discrimination and advance equality of opportunity.

## **8. Use of appendices**

Appendix 1 – RSAP Modular Housing Capital Funding Agreement

## **9. Local Government (Access to Information) Act 1985**

Not applicable