

Report for: Cabinet Member Signing

Title: Contract extension for hotel provision for people affected by rough sleeping as allowed under Contract Standing Order 16.02 at London Walthamstow Ltd (Ibis Styles Hotel).

Report

authorised by: Charlotte Pomery, Assistant Director for Commissioning

Lead Officer: Maddie Watkins, Strategy and Monitoring Coordinator – Rough Sleeping
maddie1.watkins@haringey.gov.uk
020 8489 1437

Ward(s) affected: All

**Report for Key/ Key
Non Key Decision:**

1. Describe the issue under consideration

1.1 This report seeks Cabinet Member approval to extend the service for accommodation and services from the following organisation, as allowed under CSO 16.02:

London Walthamstow Ltd T/A Ibis Styles Hotel, 543 Lea Bridge Road, E10 7EB - 63 units of accommodation and subsistence for up to six months, from 1st October 2021 to 31 March 2022.

2. Cabinet Member Introduction

2.1 N/A

3. Recommendations

3.1 That the Cabinet Member for Planning, Licensing and Housing Services approves the extension of the contract for emergency accommodation for vulnerable rough sleepers, to London Walthamstow Ltd T/A Ibis Styles Hotel, for a period of 6 months from October to March 2022, as allowed under Contract Standing Order 16.02 at a cost of £573, 627.60. The total value over the life of the contract will therefore be £1,505,848

3.2 It is proposed that funding will be via a mixed contribution from the existing revenue and grant funding within the Housing Related Support service and top-up funding.

4. Reasons for decision

4.1 The 'Everyone In' directive, which allowed the Council to use its discretion to provide accommodation to people to whom it did not owe a duty under the Housing Act 1996, has resulted in a 75% sustained reduction in rough sleeping in the borough since November 2020. On any given night, around 9 people rough sleep on the streets of Haringey, the lowest recorded figure and a major achievement for the borough. Prior to COVID-19 and the 'Everyone In' directive, between 60-75% of those rough sleeping in Haringey had no recourse to public funds.

Figure 1 – bi-monthly street count figures 2016-2021:

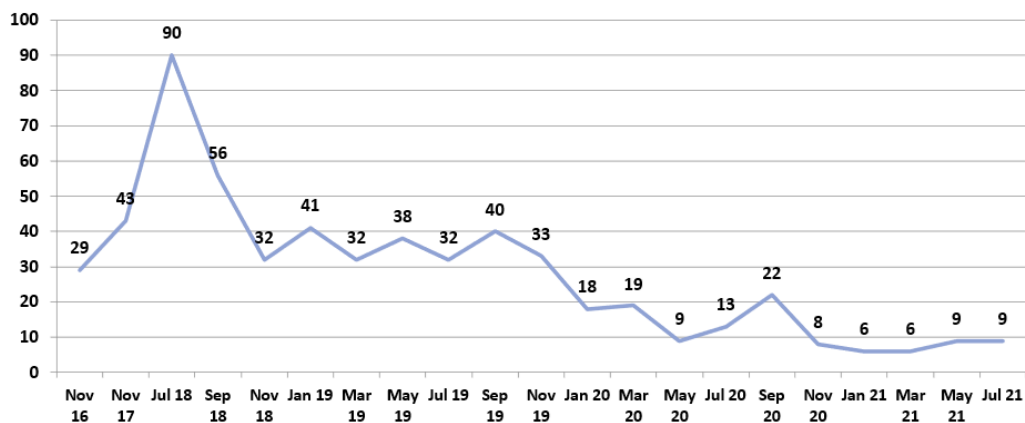
4.2

Over the course of the pandemic, over 1100 placements have been made for vulnerable homeless people. The Housing-Related Support service has now exhausted all committed and available funds to continue the hotel placements after September 2021. A total of 63 bed spaces are currently available at the IBIS, and a further 24 at the Green Rooms, which are due to close at the end of September. As a result of which, there is a significant risk that up to 59 people will return to the streets if both these provisions were to close, 55 of whom face immigration restrictions, as will be set out below.

5. Alternative options considered

5.1 Conduct a full RFQ process

5.1.1 The need for ongoing temporary accommodation and subsistence for this cohort is urgent. Without an extension of contract, there will be no accommodation options for this cohort, who remain at risk of severe illness



were they to contract Covid-19 while street homeless. It was deemed unfeasible to conduct a lengthy procurement process when the contract will expire in four weeks time. It is also understood that enquiries have been made by neighbouring boroughs in relation to this hotel and winter accommodation planning. The hotel is unique in its location and offer, and therefore a procurement process wouldn't be a valuable use of time.

5.2 Do nothing

5.2.1 The Council could elect not to use its discretionary powers to source accommodation for vulnerable homeless people with no recourse to public funds during the winter. However, to do so would be to ignore its commitments to adult safeguarding, public health and rough sleeping as well as wider responsibilities to public safety.

6. Background information

6.1 As part of our response to the COVID-19 global pandemic, the Council committed to providing emergency accommodation and support to single homeless adults who were rough sleeping or at imminent risk of rough sleeping. From March 2020, more than 1100 people have benefited from this commitment. The application of ‘Everybody In’ in Haringey has not only significantly improved the housing and health outcomes for some of Haringey’s most vulnerable residents but has made a significant contribution to preventing outbreaks, hospitalisations and deaths related to Covid-19. The instruction from Luke Hall MP, which became known as ‘Everybody In’, came to an end officially in June 2020. Following this, the Council developed an Emergency Accommodation Exit Strategy. Haringey, and the majority of other local authorities, made a decision to extend the availability of discretionary accommodation through the remainder of 2020, due to very high levels of COVID transmission in the community. Following this, in July 2020, the Council developed and approved a Rough Sleeping Discretion Policy. Both these documents confirmed the Council’s ongoing commitment to both the ‘In for Good’ principle, and providing a reasonable offer of accommodation for everyone we placed in accommodation during the Covid-19 lockdown.

6.2 Officers have been working to develop the Council’s approach, and offer, to the hotel guests who currently have no recourse to public funds, who without a night shelter would have no onward housing offer from the hotel arrangements and are largely expected to sleep rough. There is recognition of the current and ongoing need for night shelter accommodation in the borough, following the closure of Cranwood hub in June 2021. It is now proposed that the contract at the IBIS is extended for the duration of Winter 2021, and that the continued use of emergency accommodation prioritises people who are rough sleeping with a connection to the borough in particular and that other routes are secured for people who have not been verified rough sleeping or who are eligible for other forms of assistance.

6.3 During 2020, there has been a high success rate of Haringey’s bids to the Ministry of Housing, Communities and Local Government (MHCLG), and the Council’s Covid-19 homelessness response has, thus far, been cost neutral to the Council. In order to fund the proposed hotel placements extension, it is now proposed that up to £306,000 be made available from the General Fund.

Hotel	Booking Dates	Total (inc. VAT)
Ibis Styles Hotel (Waltham Forest)	01/10/2021 – 31/03/2022	£464,373

Subsistence (1 meal per day)		£51,597
Security		57,657.60
Total		£573,627.60

Figure 2 – cost breakdown for proposed extension

Funding source	Amount	Narrative
RSI contribution (Accommodation fund)	£100,000	Committed
RSI contribution (Support Fund - subsistence)	£30,000	Committed
<i>Cold Weather contribution</i>	<i>£100,000</i>	TBC - if successful
<i>Contingency Fund</i>	<i>£37,977</i>	TBC - If successful
Total confirmed contribution from LBH general fund	£305,650.60	Committed

Figure 3 – funding source for proposed extension

- 6.2 As of August, the number of current placements in hotels was 83. The Housing Related Support Service, Homes for Haringey and our partners have led an unprecedented effort to ensure that where possible, all residents accommodated under 'Everyone In' have been supported to move on into settled accommodation.
- 6.3 Haringey is currently in the fortunate position of having successfully launched two new services at Olive Morris Court and Burgoyne Road, which will enable increased levels of move through from the Covid-19 provision for those with recourse to public funds. This, combined with a successful move on and access to employment programme across the IBIS, Green Rooms and Osborne Grove, has meant that it has become feasible that guests at the Green Rooms could be decanted and moved into voids across current provision without seeing a significant impact on street homelessness levels. It is important that this decant happens now, to ensure that voids within the IBIS and other NRPF bed spaces can then be made available and freed up in time for winter and as we approach the severe weather period.
- 6.4 In light of the further review of the figures and of the individual circumstances of those individuals, the hotel provision at the Ibis Styles Hotel will run from 1st October through to 31st March 2022. This extension will offer a total of up to 63 hotel spaces and 9 spaces in other provisions for this cohort.

Project	Number of NRPF residents
IBIS	41
Green Rooms	14
Osborne Grove Crash Spaces	6
Current rough sleeping and NRPF (please see narrative below)	6
Total	67

6.5 The contract will be regularly monitored for its duration. Commissioning Officers will be responsible for compiling monthly monitoring reports confirming numbers of referrals into the hotel, numbers of successful move-ons, information on evictions and abandonments and demographic data related to the cohort, as well as, ensuring the Provider adheres to the contract terms and grant conditions are met

7. Contribution to strategic outcomes

7.1 The service directly links to **Priority 2 – Enable all adults to live healthy, long and fulfilling lives:**

- All residents will be as healthy as possible for as long as possible.
- Health related quality of life will improve over time (including mental health and wellbeing)

8. Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)

8.1 Finance

8.1.1 Funding for the contract extension will be from specific grants as detailed in paragraph 6.3 of the report, with £306,000 earmarked from the Council's Covid-19 response funds.

8.1.2 Further provision has been made in the MHCLG Rough Sleepers Initiative (RSI) grant to cover any shortfall in funding if any of the unconfirmed bids in paragraph 6.5 is unsuccessful.

8.2 Procurement

8.2.1 Whilst the services to which this report relates, include both main and Schedule 3 services for the purposes of the Public Contracts Regulation 2015, the value of spend is sub threshold and does not bring into effect the requirements of the Regulations. The main category of spend is accommodation which is not covered by Regulations and therefore also has no procurement ramifications

8.2.2 The request to the Cabinet Member to extend the contract with London Walthamstow Ltd (Ibis Styles hotel) is permitted under Contract Standing Order 16.02. Moreover, continuing to provide shelter for vulnerable

people with no recourse to public funds and therefore no likelihood of housing, benefits or other support is in line with Council Policy

8.2.3 The provision will ensure that we are making the best use of resources by limiting the Council's exposure to voids in other provision that we can decant users out of, as well as, ensuring the availability of accommodation and support for the approaching harsh winter months in order to mitigate the devastating effect winters usually have on the wellbeing of the homeless population.

8.2.4 Moreover, the extension of this provision will continue to provide best value particularly, if as hitherto, the Council is successful in securing further grant funding as outlined at 6.3 above

8.2.5 Commissioning will monitor the provision on a monthly basis in order to ensure effective move-on, service user satisfaction and to provide monitoring returns to MHCLG as required under grant agreement

8.3 Legal

8.3.1 The Head of Legal and Governance (Monitoring Officer) has been consulted in the preparation of the report.

8.3.2 The dominant purpose of the contract which the extension referred to in the recommendations relates to is the provision of temporary accommodation for homeless people. Therefore, this contract and extension is outside the scope of the Public Contracts Regulations 2015 (as amended).

8.3.3 In accordance with Contract Standing Order 16.02 the Cabinet Member with the relevant portfolio has authority to approve the recommendations in the report.

8.3.4 The Head of Legal and Governance (Monitoring Officer) sees no legal reasons preventing the Cabinet Member for Planning, Licensing and Housing Services from approving the recommendations in the report.

8.4 Equality

8.4.1 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.

- 8.4.2 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 apply to the first part of the duty.
- 8.4.3 The proposed decision is to approve the extension of contract for emergency accommodation for vulnerable rough sleepers, to London Walthamstow Ltd T/A Ibis Styles Hotel. The objective of this decision is to ensure that the needs of those who are rough sleeping and have no recourse to public funds are met over the winter period, when those who are rough sleeping are at the highest risk of harm.
- 8.4.4 The decision will affect individuals who have been verified rough sleeping in the borough and who are vulnerable. We know that since the Covid-19 pandemic homelessness has increased, and those affected by rough sleeping with no recourse to public funds 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, there is evidence to suggest that there is a low uptake of the vaccine for this cohort, and as such they 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. This decision will help the Council to meet its equalities duties and address known inequalities affecting individuals with protected characteristics, particularly relating to age, race, and disability. Accordingly, the decision represents progress to eliminate discrimination and advance equality of opportunity.
- 8.4.5 No negative consequences are identified for those who identify with one or more protected characteristics and it is concluded that the extension of this contract will have a positive impact by ensuring vulnerable people affected by rough sleeping with no recourse to public funds are safe over the winter period.

9. Use of Appendices

None

10. Local Government (Access to Information) Act 1985

Not applicable