

Ref:

653/16

Executive Decision Record

Please leave blank for completion by DS officers

A1 Service Area:

Environment and Enterprise – Housing Options

A2 Title

Renew the Lease of Existing Homeless Unit at 26 Byrkley St

A3 Decision Taken By

Deputy Leader & Chief Officer

A4 Chief Officer

Please print name

Please sign

A5 Leader/Deputy Leader

Please print name Councillor Patricia Ackroyd

Please sign

A6 Date of Decision

13/4/16

A7 Is this Decision confidential by containing exempt information as described in Schedule 12A of the Local Government Act 1972?

No

A7.1 If yes, please state relevant paragraph from Schedule 12A LGA 1972.

Paragraph []

A8 Which Scrutiny Committee should this decision be submitted to?

(please tick as appropriate)

Scrutiny (Value for Money Council Services) Committee

Scrutiny (Promoting Local Economic Growth) Committee

Scrutiny (Protecting & Strengthening Communities) Committee

B1 What is the Decision?

Enter into a 3 year extension of the lease on one property from Trent & Dove HA for use as temporary accommodation for the homeless.

B2 What are the reasons for the Decision?

Our existing homelessness units represent good value for money and better quality temporary accommodation for homeless families to whom we owe a duty under the Housing Act 1996.

B3 What are the contributions to Corporate Priorities?

Protecting and Strengthening Communities, through the provision of better facilities for homeless people, specifically those with disabilities as the property is adapted.

B4 What are the Human Rights considerations?

There are no Human Rights issues arising from this decision.

B5 What are the financial implications?

The main financial issues arising from this decision are as follows:

Revenue	2015/16	2016/17	2017/18
Anticipated income based on 80% occupancy and current rates of Housing Benefit.	(£5,908)	(£5,908)	(£5,908)
Annual Rent paid to Trent & Dove (cost excludes maintenance and staff time and is based on current rents). Remaining costs to be met from the Homelessness Grant.	£4,052	£4,052	£4,052

Capital	2015/16	2016/17	2017/18

B6 Is the Decision wholly in accordance with the Council's policy framework?

Yes

B7 Is the Decision wholly in accordance with the Council's budget?

Yes, the budget for maintaining and servicing the homeless units has been stable for several years and is approved for 2016/17.

B8 What are the Equalities implications?

B8.1 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.

B9 What are the Risk Assessment implications?

B9.1 Positive (Opportunities/Benefits):

- Continue to provide suitable self contained temporary accommodation to meet our duties to homeless applicants in line with legal requirements about maximum length of stay in B&B.

- More cost effective than B&B.

B9.2 Negative (Threats):

- In the unlikely event that we see a significant and sustained reduction in homeless applicants requiring temporary accommodation the budgeted income from housing benefit may not be achieved

B9.3 The risks do not need to be entered into the Risk Register.

B10 What are the Legal Considerations?

B10.1 There are no significant legal issues arising from this decision.

B11 What are the Sustainability implications?

B11.1 None

B12 What are the Health & Safety implications?

B12.1 A Risk Assessment has been carried out and entered into Harriet for all significant hazards and risks.

B12.2 The significant hazards and risks have been identified in the Harriett Risk Assessment numbered ESBC 00561. Any financial implications to mitigate against these hazards and risks are considered above.

B12.3 Control measures and an action plan have been identified for any significant hazards and risks identified in the risk assessment. The positive/negative impacts are set out below.

B12.3.1 Positive (Benefits)

- Residents are provided with self contained accommodation.
- Residents have access to cooking and heating facilities.
- Provides disabled facilities which are difficult to procure within local B&B provision.

B12.3.2 Negative (Threats)

- Residents and others risk injury from fire and explosion if not properly maintained and used.
- Residents and others may suffer serious and possibly fatal electric shock/burns injuries from faulty electrical equipment or installation.

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.**

Please send the original signed document to Andrea Davies, Legal and Democratic Services.

The questions contained in this questionnaire are not to be altered in any way. If you have any queries regarding the contents of this document, please contact Andrea Davies Ext 1306 or refer to Part 3 Section 6 of the Constitution.