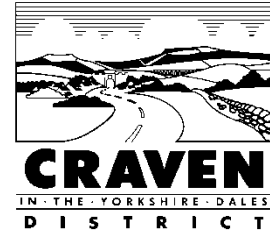


Policy Committee – 6th June 2017



REMODELLING OF THE COUNCIL'S HOMELESS HOSTEL UNDER THE SHARED OWNERSHIP AND AFFORDABLE HOMES PROGRAMME 2016 - 2021

Report of the Director of Services

Lead Member: Councillor Richard Foster

Ward(s) affected: All

1. Purpose of Report

- 1.1 To note the successful bid for £372,394 to the Homes and Communities Agency (HCA) towards the costs of remodelling Aireview House. To approve the Council entering into contract with the HCA under its 2016 - 2021 Shared Ownership and Affordable Homes Programme (SOAHP) in order to access the grant award.

2. Recommendations

Members are recommended to:

- 2.1 Note the successful bid for £372,394 to the Homes and Communities Agency (HCA) towards the costs of remodelling Aireview House
- 2.2 Approve the Council entering into contract with the HCA under its 2016 - 2021 Shared Ownership and Affordable Homes Programme (SOAHP) to access the grant award

3. Background Information

- 3.1 A bid for the refurbishment and conversion of Aireview House was approved by Policy Committee on 14 February 2017 as part of its capital programme until March 2021. The bid included external contributions (grant funding from the HCA) totalling £375,000.
- 3.2 Proposals for remodelling the hostel are subject to planning permission and include a modest extension. The new hostel will comprise 9 self-contained flats plus a meeting room, office, improved storage and communal lounge. The new facility is well suited to the needs of the client group and will add value to an important

council-owned asset. The total scheme cost has been estimated at £750,000 and is currently out to tender.

- 3.3 Following a successful bid to the HCA, a grant contribution of £372,394 towards the cost of works at the hostel has now been confirmed. This award of grant is subject to the Council entering into contract with the HCA for its 2016 - 2021 Shared Ownership and Affordable Homes (SOAHP) programme. The HCA has advised that this must happen before 30 June 2017.
- 3.4 The Council has previously entered into contract with the HCA to secure grant funding for the development of 3 houses at Burnroyd Avenue, Glusburn. This contract covered the HCA affordable housing programme 2015 – 2018.

5. Implications

Financial and Value for Money Implications

- 5.1 Entering into contract with the HCA under the 2016 - 2021 SOAHP will enable the Council to draw down grant funding of £372,394 from the HCA towards the total scheme cost of remodelling Aireview House, currently out to tender and make the project financially viable.

6.0 Legal implications

- 6.1 These are set out in the body of the report.

7.0 Contribution to Council Priorities

- 7.1 The recommendations directly contribute to a number of Council priorities, namely:

RESILIENT COMMUNITIES - creating sustainable communities across Craven

FINANCIAL SUSTAINABILITY - ensuring a self-sustainable Council

8.0 Risk Management

- 8.1 The remodelling has been estimated and capped at £750,000 but is still subject to the procurement process and subsequent priced tenders over which the Council has no control. There is therefore a risk that costs will come in over budget.
- 8.2 The HCA has confirmed that should this happen, it will support the Council to try to identify a funding solution. This will not include additional grant. If it is not possible for the Council to proceed with the project, despite being in contract with the HCA, the HCA has confirmed that there will be no financial penalty imposed. There will be a risk of 'reputational' damage.

9. Equality Impact Assessment

- 9.1 The Council's Equality Impact Assessment Procedure has been followed. An Equality Impact Assessment has not been completed on the proposals as completion of Stage 1- Initial Screening of the Procedure identified that the proposed policy, strategy, procedure or function does not have the potential to cause negative impact or discriminate against different groups in the community based on •age • disability •gender • race/ethnicity • religion or religious belief (faith) •sexual orientation, or • rural isolation.

10. Consultations with Others

The following have been consulted:

Solicitor to the Council and Monitoring Officer

Strategic Manager – Financial Services (Section 151 Monitoring Officer)

Assets and Commercial Services Manager

7. Access to Information: Background Documents

None

8 Author of the Report

Jenny Wood, Affordable Housing Development Officer

9. Appendices

None