



Cabinet 1 December 2010

Supported Housing Scheme: Lethrede, Risby (Dec10/14)

1. Summary and Reasons for Recommendations

- 1.1 Havebury Housing Partnership (HHP) propose to purchase a property in Risby known as Lethrede, currently owned by Suffolk County Council (SCC). The property needs refurbishing to provide a supported housing scheme for 4 adults with autism/learning disabilities.
- 1.2 St Edmundsbury Borough Council has been working in partnership with HHP and SCC on the project to meet a very specific need for this type of accommodation.
- 1.3 A bid for £120,000 to the Homes and Communities Agency has been successful and will assist in delivering the scheme.

2. Recommendations

Cabinet is requested to:-

- (1) approve an allocation of £20,000 from the Borough Council's Affordable Housing Capital Programme to be committed towards the delivery of this scheme; and
- (2) approve that the £20,000 allocation is drawn down within 6 months from the date of this meeting, otherwise the allocation will be withdrawn and can be reallocated to another affordable housing scheme within the Borough.

3. Corporate Objectives

3.1 The recommendations meet the following as contained within the Corporate Plan:-

- (a) Corporate Priority: *To improve the safety and well being of the community.*
- (b) Cabinet Commitments: *Managing the future development of the Borough and rural services.*
- (c) Vision 2025: St Edmundsbury will be a place which: *has a range of affordable housing.*

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4. Key Issues

- 4.1 The scheme will accommodate four male adults who have autism /learning disabilities, and who are currently placed out of the county in residential care. Because they are such a long distance from Suffolk it makes it difficult for SCC to monitor the care and support they are receiving. This scheme will enable them to move out of institutionalised care, which is very expensive, to supported housing locally. They will be nearer to friends and families and to return to their familiar communities. This is in line with SCC Accelerated Moving On Strategy, Valuing People Now, and the Supporting People Strategy.
- 4.2 The property at Lethrede is currently owned by SCC and will be sold to HHP. It is the Borough Council's strategic housing responsibility to ensure the housing needs of its residents are met, and to enable the development of appropriate housing that is affordable. This responsibility often involves the contribution of funding to enable housing schemes to be affordable.
- 4.3 HHP, as part of the commissioning of this project, will purchase the freehold at a cost of £310,000. It will then be refurbished to provide a shared house, individual rooms for the residents, communal space and staff accommodation as there will be twenty four hour support available for the residents. The refurbishment costs will be £280,757, therefore, the total capital cost of the scheme will be £590,757. There will also be costs associated with providing furniture and fittings, which SCC will fund.

- 4.4 The project will therefore be funded as follows:-

	£
Homes and Communities Agency Affordable Housing Grant	120,000
Havebury Housing Partnership	400,757
Suffolk County Council	50,000
St Edmundsbury Borough Council	<u>20,000</u>
	<u>590,757</u>

5. Community impact *(including Section 17 of the Crime and Disorder Act 1998 and diversity issues)*

5.1 General

- 5.1.1 The provision of a supported housing scheme at Lethrede will help meet a local housing need and contribute to the overall supply of housing to meet demand.

5.2 Diversity

- 5.2.1 Lethrede will be a specialist scheme for residents with autism/learning disability. It will provide permanent housing with 24 hour support. It will have a positive impact for this client group, who currently have to live, in some cases, large distances from their families due to the lack of this type of accommodation in the area.

5.3 Sustainability

- 5.3.1 A Sustainability Impact Assessment has been carried out, and no key issues were identified concerning this scheme. The refurbishment of Lethrede will improve energy, fuel and water efficiency of the property. The work will be carried out to current building regulations standards.

5.4 Risk Assessment

- 5.4.1 Suffolk County Council has carried out a risk assessment which has shown that risk is low. The group of people under consideration for this scheme will require 24 hour support, as such they will always have at least one member of staff with them when they go out.

- 6. Consultation**
- 6.1 The property is currently classified as residential accommodation, therefore no change of use is being proposed.
- 6.2 The Ward Councillor has been advised of the proposals.
- 6.3 The Parish Council has also been consulted.

- 7. Resource implications** *(including asset management implications)*
- 7.1 HHP is funding their investment in the scheme from their resources to enable the housing to be provided.
- 7.2 The Homes and Communities Agency has committed £120,000 to the scheme.
- 7.3 It is requested the Borough Council commit £20,000 grant from the Affordable Housing Capital Budget to assist in delivering this scheme. This Affordable Housing Capital 'pot' has unallocated funds of £474,000.
- 7.4 Lethrede will assist the Borough Council in meeting its affordable housing completion targets.

8. Risk Assessment *(potential hazards or opportunities affecting corporate, service or project objectives)*

8.1

Risk area	Inherent level of Risk (before controls)	Controls	Residual Risk (after controls)
Provision of affordable housing.	High	Continue to develop affordable housing, including this new scheme.	Medium
Lack of specialist accommodation in the Borough to enable people with autism/learning disabilities to be nearer to friends and families and return to their familiar communities.	High	Development of specialist accommodation including this scheme.	Medium

- 10. Legal or policy implications**
- 10.1 The Borough Council has, as part of its strategic housing function, to ensure there is sufficient affordable housing in the district to meet the needs of its residents, including supported housing where appropriate. This scheme will assist in meeting some of those specialist needs.

Ward affected	Risby Ward	Portfolio Holder	Haverhill and Housing
Background Papers		Subject Area	Housing