



## PEOPLE OVERVIEW AND SCRUTINY COMMITTEE

**Subject Heading:**

Supported housing – new build and refurbishment projects

**SLT Lead:**

Barbara Nicholls/ Patrick Odling Smee

**Report Author and contact details:**

John Green 07392782206.  
John.green@havering.gov.uk

**Policy context:**

The report updates on the Supported Housing programme that is directly linked to delivering the council's Supported Housing strategy

### SUMMARY

- An update on progress on the current new build and refurbishment schemes
- An update on the re-start of one scheme after previous suspension

### RECOMMENDATIONS

To note the update

### REPORT DETAIL

#### **Background**

In July 2018, capital funding was approved by cabinet to refurbish two properties owned, but at that point unused, by the borough. The intended use of the buildings was decided to be semi-independent provision for young people leaving care and was designated project 1 in the Supported Housing programme.

In May 2019 approval was also given to set aside capital funding for the development of three new build properties on garage sites in Havering. The properties were to be designed to provide supported housing for 3 groups of vulnerable people. These projects were added to P1 and the four projects identified as follows:

P1 Semi Independent units in borough (Widecombe Road and Park End Road)

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P2 Residential Care home and Short breaks facility for Children with SEND (Aldwych Close)

P3 Supported Living Service for Adults with Disabilities (Mowbrays Close)

P4 Semi Independent Scheme for Young people Leaving care (Mawneys Close)

Each of these schemes was subject to detailed business cases and, as per the request for members to have access to a wider set of documents about the schemes, are attached as appendices.

Delays have occurred, not least because of the pandemic, but the intention remains to deliver on the commitment to get high quality bespoke accommodation in Havering, which is both cost effective and improves outcomes for vulnerable people.

### **Updates on all schemes:**

#### **P1 Semi Independent units in borough (Widecombe Road and Park End Road):**

The services have been operational since 2021 and are positive additions to children's social care in Havering. They are both financially beneficial, compared to placing in the spot market, but also feedback from CYP services has indicated that the quality of service to young people is improved. The commissioned provider (CenterPoint) is a strong partner to work with in embedding the provisions within the community. A recent financial analysis of benefits (see in appendices) indicates that comparative savings have been made, although there are opportunities to enhance the benefits further.

#### **P2 Residential Care home and Short breaks facility for Children with SEND (Aldwych Close):**

The development of the Residential Care home and Short breaks facility for Children with SEND (Aldwych Close), was suspended by the previous administration. However, it is currently being progressed again.

In 2023, after the resumption of the project, there was an opportunity to receive match capital funding for the scheme through a DfE sponsored process. A submission was made but unfortunately rejected because the scheme would not be dealing with looked after children alone. The LB Newham received the same response to their submission. They are leading in querying the logic of that response. Neither borough is happy that innovative developments are being judged so narrowly.

Increases in capital costs for building projects has meant that the scheme is more expensive than originally envisaged. It is therefore incumbent for us to return to Cabinet with an updated business case to get approval for the expenditure and to show that benefits will still accrue. The update is being done now and will be available in due course.

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In the meantime, the plans for the scheme have been updated and were presented to the board in January.

### **P3 Supported Living Service for Adults with Disabilities (Mowbrays Close); and P4 Semi Independent Scheme for Young people Leaving care (Mawneys Close)**

In regard to P3 and P4 there was no suspension and so the process to get the builds completed has progressed further. We are in regular communication with the local residents and distribute monthly newsletters.

The following are important milestones for the delivery of both schemes:

<input type="checkbox"/> Planning Consent received	01/09/2022 & 11/11/22
<input type="checkbox"/> Construction Tender (Period 12 wks)	19/12/22 to 10/03/23
<input type="checkbox"/> Award tender	13/06/23
<input type="checkbox"/> Start on site of main construction works	19/09/23
<input type="checkbox"/> Construction Duration (52 weeks)	20/09/23 to 17/09/24

Currently we are updating business cases to provide assurance that the schemes remain viable and worthwhile. These will be available in due course.

### **Conclusion**

The programme originally consisted of these four projects, one suspended for a time. They are now all back in active development. Benefits seen from the scheme that is up and running have encouraged the programme to look to develop further.

A team is being recruited that will not only look to implement these schemes but find further opportunities for developing supported housing solutions for vulnerable groups in Havering.

## **IMPLICATIONS AND RISKS**

**Financial implications and risks:**

**Legal implications and risks:**

**Human Resources implications and risks:**

**Equalities implications and risks:**

**ENVIRONMENTAL AND CLIMATE CHANGE IMPLICATIONS AND RISKS**

*Guidance on completing this section can be found on this link:*

*[» Climate Change Committee Guidance \(havering.gov.uk\)](https://www.havering.gov.uk)*

**BACKGROUND PAPERS**

None