



EXECUTIVE MEMBER DECISION

REPORT OF:	Executive Member for Growth and Development Executive Member for Finance and Governance
LEAD OFFICERS:	Director of Growth and Development (Please Select)
DATE:	20 th September 2019

PORTFOLIO/S AFFECTED:	Growth and Development	Finance and Governance
WARD/S AFFECTED:	All	(Please Select...)

SUBJECT: Growth Programme – Affordable Homes Infill Development Sites disposal

1. EXECUTIVE SUMMARY

In March 2019 the Council's Executive Board granted approval for the 2019/20 Growth programme. A number of key Council owned housing and commercial sites were identified for disposal and development.

Approval was also secured to carry out options appraisals on any emerging sites suitable for housing development and preferred disposal route of the site.

Sites suitable for market housing would be through open tender or procurement while sites suitable for affordable homes would be offered for development to one of the Council's preferred Registered Provider (RP) partners; Great Places Housing Association (GPHA), Places for People Housing Association (PfP) or Together Housing Group (THG).

This report deals with three infill sites being considered for disposal by the Asset Management Group (AMG). Following discussions with RPs, GPHA showed a positive interest in developing the sites to provide affordable homes for rent and shared ownership.

Indicative schemes have been prepared which now need further due diligence to firm up proposals. GPHA plan to carry out site investigations and surveys at their own cost if approved as preferred developer.

2. RECOMMENDATIONS

That the Executive Members:

- 2.1 Confirm the appointment of the Great Places Housing Association as preferred purchaser to purchase and develop the three identified infill sites (shown at appendix A, B and C) for affordable housing.
- 2.2 Authorise officers to finalise the Scheme details, agree draft Heads of Terms for the disposal of the three sites through Delegated Powers and present to the Executive Member for Resources for approval.
- 2.3 Subject to approval for disposal under Delegated Powers, authorise the Director of HR, Legal and

3. BACKGROUND

- 3.1 The Council has adopted an aspiration for growth in the Borough with the Local Plan (adopted 2015) outlining a need for around 9,000 new homes in the Plan period with 20 percent being for affordable need. The Council's Growth and Development programme for 2019/20 highlights a number of housing sites which are currently being prepared for disposal for new housing development.
- 3.2 A report was presented to the Council's Executive Board in March 2019 entitled 'Growth Programme 2019/20: Site Disposal & Development Projects'. This reports sets out the proposed programme of activity for 2019/20 and the intention to treat the Borough's three main registered providers as preferred purchasers in situations where they can work with the Council to provide affordable homes to meet the Borough's needs.
- 3.3 Larger sites suitable to provide mixed tenure housing are being offered for disposal through either a tender or procurement exercise. Officers work closely with private developers to identify the best disposal route to offer these sites for development on the open market.
- 3.4 Smaller-infill sites which are identified as potentially being suitable to provide much needed affordable homes are considered for disposal to registered providers.
- 3.5 Officers actively work with the three main registered providers; Together Housing, Great Places Housing Association and Places for People Housing Association to bring forward much needed new affordable homes for rent and shared ownership.

4. KEY ISSUES & RISKS

- 4.1 The Council's Asset Management Group identified three 'infill' sites for potential disposal or development. These three sites are

Site 1 – Whitehall Road, Revidge, Blackburn (appendix A)

This site is a fairly flat site of around 2.1 acres, the site is flanked by housing on two sides with Blackburn Golf Club to the north. The site is in a good residential area and would be suitable for housing.

Site 2 – Osborne Road, Revidge, Blackburn (appendix B)

This is a sloped site of around 2.0 acres, located off Revidge Road and includes a decommissioned play area/open space alongside a small garage colony. The garages are underused and majority unoccupied and are on a one month notice tenancy.

Site 3 – School Lane, Guide, Blackburn (appendix C)

This site is made up of an old garage colony which has been decommissioned along with some informal green infrastructure surrounding a terraced block of properties off School Lane. The site is around 1.9 acres in size.

- 4.2 The Growth and Development team has undertaken an assessment of which RP would be best placed to develop the three sites. This assessment included looking at current commitment, capacity and willingness of the RP to develop the three sites. This was alongside detailed analysis of the type and tenure of the proposed housing to ensure it meets the Council's Strategic Needs.

Great Places Housing Association (GPHA) are considered to be the preferred purchaser as they are working with the Council on a number of key strategic projects and are interested in

developing all three infill sites for affordable housing. GPHA have prepared initial proposals which show a mix of good quality two and three bed family homes for affordable rent and shared ownership.

GPHA is a trusted partner who has vast expertise in developing affordable housing on small infill sites. Previously they have successfully developed housing on small sites on Lincoln Road and the old Mill Hill Resource centre. They are now working with the Council to redevelop the Laneside old peoples home site which has recently been CPO'd

Proposals show around 88 new homes being built across the three sites with 47 for affordable rent and 41 for shared ownership sale.

The Council is also working actively with the remaining two partner RPs who are busy developing other sites across the Borough.

4.3 Early cost analysis shows that the proposal would be viable and yield a capital receipt for the Council land but final values will be subject to detailed site investigations and surveys. GPHA intend to develop all three sites simultaneously as economies of scale will bring development efficiencies needed to deliver these challenging sites.

4.4 GPHA are now looking to start carrying out the site surveys (at their own cost) to finalise the scheme proposals. Once this work has been concluded a formal proposal and land offer will be presented to the Council for the three sites.

4.5 The Council could choose to offer the three sites for sale separately or as a parcel on the open market. Whilst this may provide some additional interest and potential land receipt, the Council would only have limited planning control on what is developed on the site creating uncertainty for residents living in proximity to the sites.

Past experience has shown this approach not being favourable, for example the Council has recently had to CPO the derelict Laneside care home which was sold by the Council some 17 years ago. It was sold on the open market but lay empty for a number of years causing anti-social behaviour, fly tipping and blight to the local neighbourhood.

4.6 Approval to treat GPHA as a preferred purchaser will ensure that proposals for the sites are worked up with input from Council officers and will guarantee development of the sites in an agreed timely manner.

5. POLICY IMPLICATIONS

5.1 The disposal is in accordance with the Council's disposal policy and Growth programme and will meet the strategic aims of the Council's Growth agenda

6. FINANCIAL IMPLICATIONS

6.1 The Council is likely to receive capital receipts from the transactions, the final figures will be subject to development costs, land remediation costs and scheme viability.

The scheme will bring inward investment to the Borough of around £8m along with around £65,000 annual Council tax income on all new homes built.

Additional income from New Homes Bonus payments has already been factored into the MTFS projections

7. LEGAL IMPLICATIONS

- 7.1 The disposal of the site to a registered provider to provide much needed affordable homes is in line with Council's Growth Programme (see report [Growth Programme 2019/20: Site Disposal & Development Projects \(March 2019\)](#))
- 7.2 The Council will need to ensure appropriate best value considerations in disposal of land as part of any contractual agreements.
- 7.3 The Council will look to safeguard its interests in ensuring that the land is developed in line with its future revenue benefit projections by agreeing a build programme with the developer.
- 7.4 Final Heads of Terms for the sale of the land and the completion of contractual terms will be reported to the Executive Member for Resources and disposal will be under delegated powers.

8. RESOURCE IMPLICATIONS

- 8.1 The disposal will be led by the Growth team; Legal resources will be required to complete the legal formalities relating to the freehold disposal.

Additional support will be required from Capita Property to carry out assessments of scheme proposals, deliverability and Heads of Terms

9. EQUALITY AND HEALTH IMPLICATIONS

Please select one of the options below. Where appropriate please include the hyperlink to the EIA.

Option 1 Equality Impact Assessment (EIA) not required – the EIA checklist has been completed.

Option 2 In determining this matter the Executive Member needs to consider the EIA associated with this item in advance of making the decision. (*insert EIA link here*)

Option 3 In determining this matter the Executive Board Members need to consider the EIA associated with this item in advance of making the decision. (*insert EIA attachment*)

10. CONSULTATIONS

Extensive stakeholder consultations have been undertaken during the course of developing a Supplementary Planning Document for the Griffin area Further consultations will be undertaken in line with statutory requirements during the Planning process for the development.

Previous consultation has also been undertaken in the development of the Council's Local Plan and Strategic Housing Market Assessment (SHMA)

11. STATEMENT OF COMPLIANCE

The recommendations are made further to advice from the Monitoring Officer and the Section 151 Officer has confirmed that they do not incur unlawful expenditure. They are also compliant with equality legislation and an equality analysis and impact assessment has been considered. The recommendations reflect the core principles of good governance set out in the Council's Code of Corporate Governance.

12. DECLARATION OF INTEREST

All Declarations of Interest of any Executive Member consulted and note of any dispensation granted by the Chief Executive will be recorded and published if applicable.

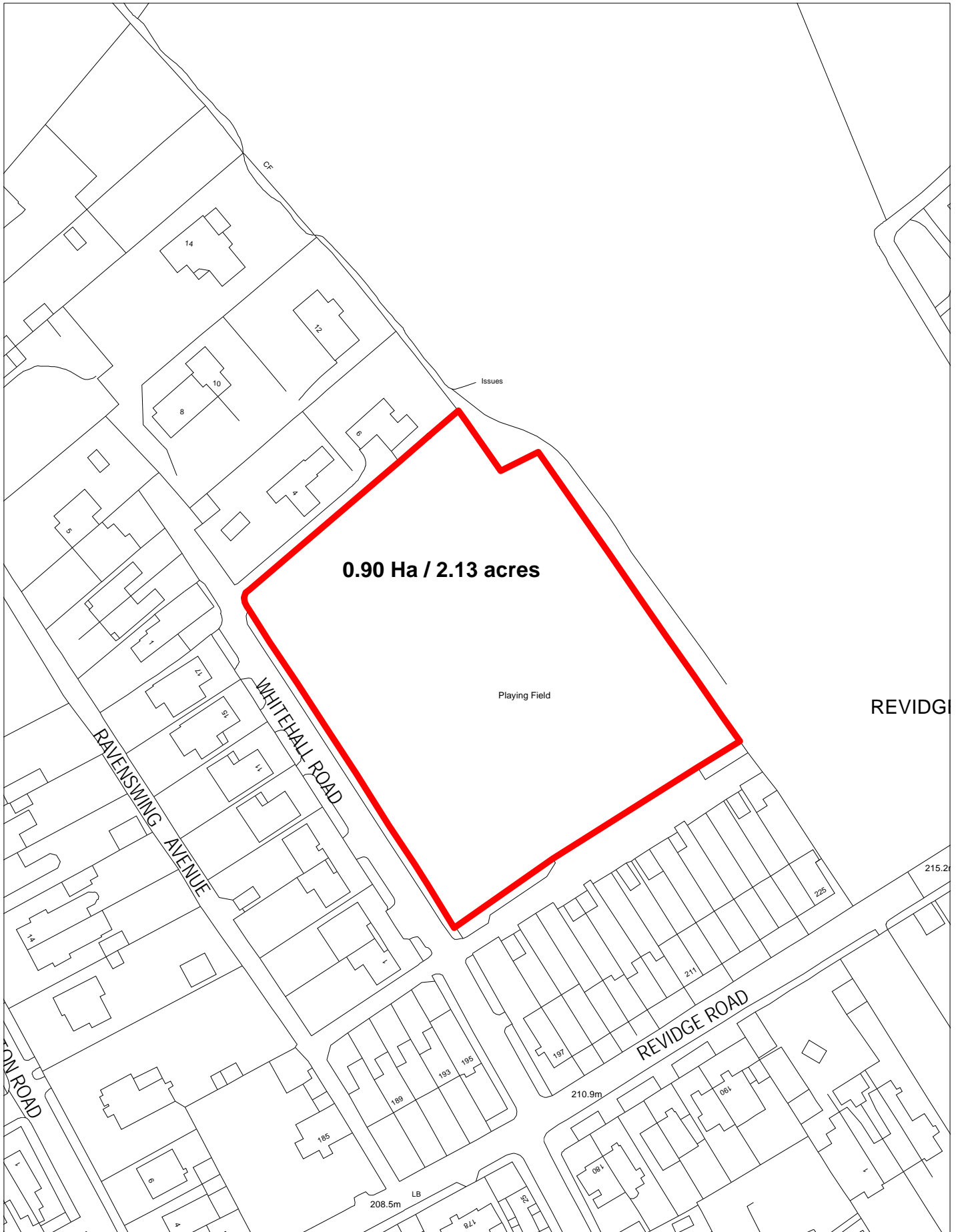
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CONTACT OFFICER:	Subhan Ali, Strategic Development Manager (Housing)
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DATE:	
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BACKGROUND PAPER:	EBD – March 2019 titled 'Growth Programme 2019/20: Site Disposal & Development Projects'.
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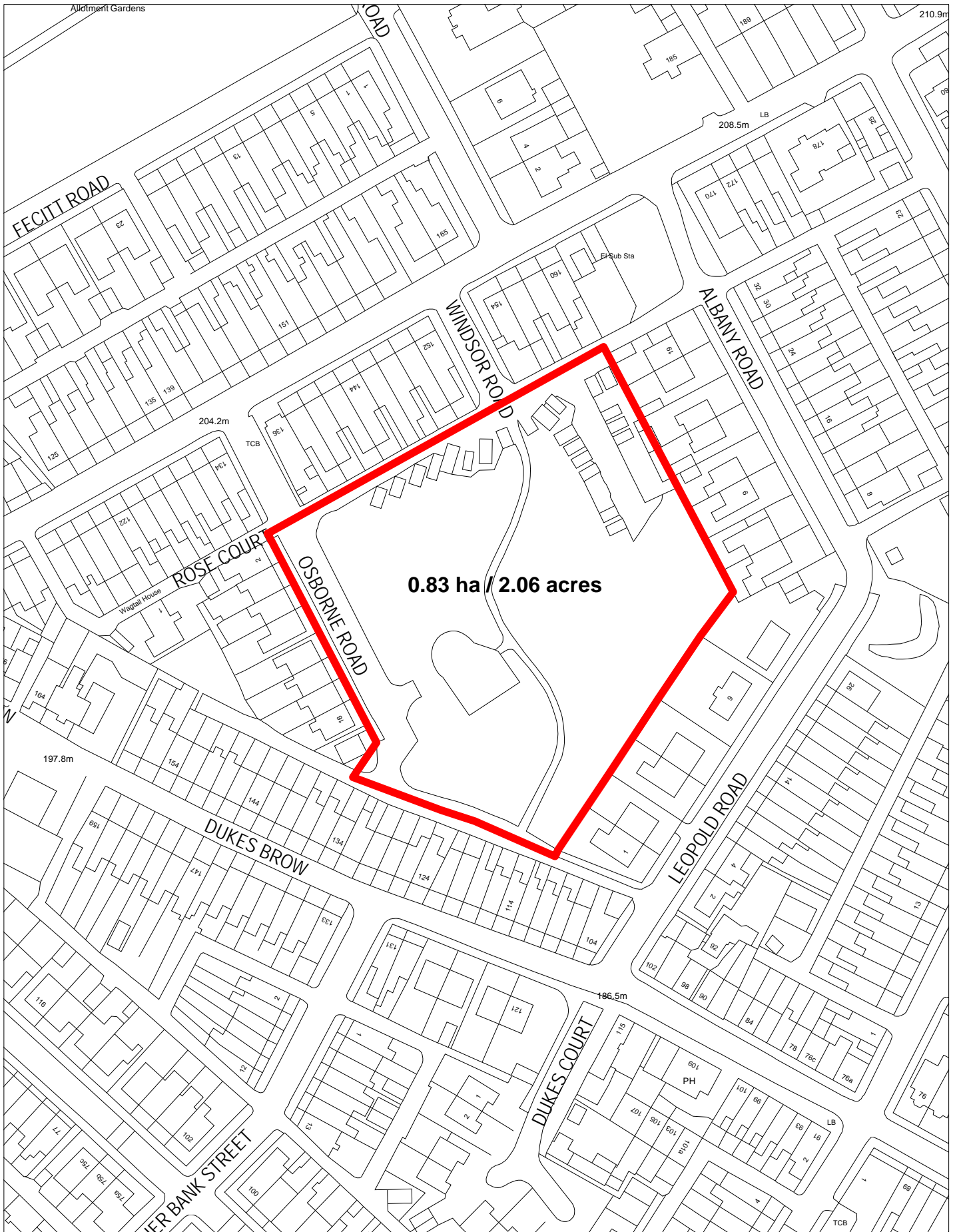
WHITEHALL ROAD, BLACKBURN



Scale 1:1250



OSBORNE ROAD, BLACKBURN



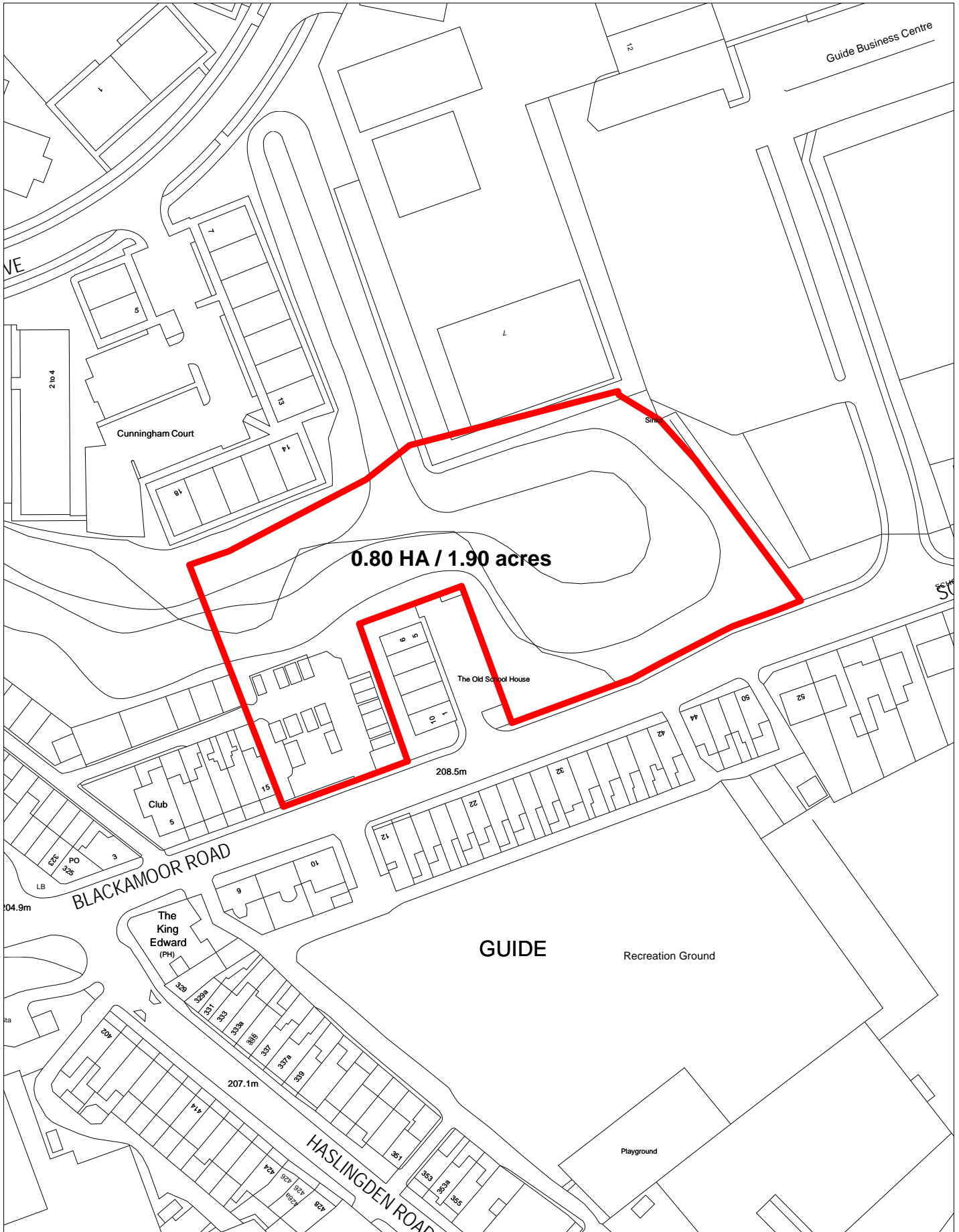
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SCHOOL LANE, GUIDE



Scale 1:1250



EQUALITY IMPACT ASSESSMENT CHECKLIST

This checklist is to be used when you are uncertain if your activity requires an EIA or not.

An Equality Impact Assessment (EIA) is a tool for identifying the potential impact of the organisation's policies, services and functions on its residents and staff. EIAs should be actively looking for negative or adverse impacts of policies, services and functions on any of the nine protected characteristics.

The checklist below contains a number of questions/prompts to assist officers and service managers to assess whether or not the activity proposed requires an EIA. Supporting literature and useful questions are supplied within the [EIA Guidance](#) to assist managers and team leaders to complete all EIAs.

Service area & dept.	Growth and Development	Date the activity will be implemented	16/03/2020
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Brief description of activity	Affordable Homes Development at various Infill sites, appointment of preferred Registered Provider Partner to prepare development proposals for new housing scheme on three sites at Whitehall St and Osborne Road in Blackburn and School Lane in Guide.
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Answers favouring doing an EIA	Checklist question	Answers favouring not doing an EIA
<input type="checkbox"/> Yes	Does this activity involve any of the following: - Commissioning / decommissioning a service - Change to existing Council policy/strategy	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Yes	Does the activity impact negatively on any of the protected characteristics as stated within the Equality Act (2010)?	<input checked="" type="checkbox"/> No
<input type="checkbox"/> No <input type="checkbox"/> Not sure	Is there a sufficient information / intelligence with regards to service uptake and customer profiles to understand the activity's implications?	<input checked="" type="checkbox"/> Yes
<input type="checkbox"/> Yes <input type="checkbox"/> Not sure	Does this activity: Contribute towards unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act <i>(i.e. the activity creates or increases disadvantages suffered by people due to their protected characteristic)</i>	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Yes <input type="checkbox"/> Not sure	Reduce equality of opportunity between those who share a protected characteristic and those who do not <i>(i.e. the activity fail to meet the needs of people from protected groups where these are different from the needs of other people)</i>	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Yes <input type="checkbox"/> Not sure	Foster poor relations between people who share a protected characteristic and those who do not <i>(i.e. the function prevents people from protected groups to participate in public life or in other activities where their participation is disproportionately low)</i>	<input checked="" type="checkbox"/> No
FOR = 0	TOTAL	AGAINST = 6

Will you now be completing an EIA?

Yes

No

The EIA toolkit can be found [here](#)

Assessment Lead Signature	Subhan Ali
E&D Lead Signature	Gwen Kinloch
Date	30/08/2019

EXECUTIVE MEMBER DECISION



REPORT OF: Executive Member for Finance and Governance

LEAD OFFICERS: Director of Finance and Customer Services

DATE: 20/09/19

PORTFOLIO/S AFFECTED: Finance and Governance

WARD/S AFFECTED: All

SUBJECT: Extension of the Long Term Agreement (LTA) for the Council's Corporate Insurance Policies

1. EXECUTIVE SUMMARY

- 1.1 The Council is currently insured under a long term agreement (LTA) with Zurich Municipal (ZM). This agreement ends on 31 March 2020. The LTA provides an option to extend this agreement for a further two years from that date. ZM currently provides all the Council's insurance cover, with the exception of the terrorism and marine policies.
- 1.2 Under the LTA the annual premium for the casualty (Public and Employer Liability) and Motor policies and the claims handling charges are index linked. ZM use the Average Weekly Earnings (AWE) – Regular Pay – Whole Economy – 3 Month Average for the last quarter prior to the month of renewal. Anticipated claim numbers are also reviewed annually.
- 1.3 ZM have offered a 15% reduction on the base rate used to calculate all premiums (excluding the Engineering Inspection fee and Industrial & Commercial Properties policy) if we will agree to the two year extension with effect from 1 April 2020. This reduced rate would apply to the premium for the two year period of the extension. The main base values used for the premium calculations are the corporate and education property values, total employee numbers and payroll costs and motor vehicle numbers depending on the policy.
- 1.4 The table below sets out a comparison of the 2019/20 premium with the estimated 2020/21 and 2021/22 premiums with the discount accounted for, assuming there were no changes in the base value figures which were provided for the 2019/20 renewals, and applying a 3.9% AWE increase to the casualty premium and claims handling fees (AWE April to June 2019 is 3.9%). This also assumes there are no changes in Insurance Premium Tax or any other levies imposed by Central Government.

2019/20 Total Premium (baseline for comparison):	£1,296,040.71	
	2020/21	2021/22
15% Base Rate Reduction	£1,150,062.08	£1,180,599.41

- 1.5 Therefore the discount offered represents a saving to the Council of £145k in year 1 and £115k in year 2 compared to allowing the policy to renew at the current rates.

2. RECOMMENDATIONS

That the Executive Member:

- Approves the extension of the LTA with ZM for a further two years until 31 March 2022.

3. BACKGROUND

- 3.1 On 31 March 2020 the current insurance arrangements with ZM will have been in place for three years. The LTA provides the Council with an option to extend the LTA for a further two years, to 31 March 2022.
- 3.2 Following negotiations regarding the plus 2 year extension option ZM has made a final offer of a 15% base rate reduction (excluding the Engineering Inspection fee and Industrial & Commercial Properties premium) for the Council if we agree to the two year extension with effect from 1 April 2020. The base rate reduction would be applied to year 1 and year 2 of the extension. This is despite the recent large claim on the Property policy for the fire at St John's Church. This is the first large property claim that the Council has had since the 2017 tender.
- 3.3 The policy excesses applied to the Casualty policies have increased by the AWE index over the last three years. As an additional incentive to agree the LTA extension ZM will revert the excess to £25,000 and will not apply the AWE increase during the period of the extension.
- 3.4 If the policies were renewed with ZM at the 2019/20 base values and existing LTA base rates without any discount there would have been an increase of approximately £34,577.74 in year 1 and a further £35,926.27 in year 2.
- 3.5 If the LTA is extended at the 15% rate discount offered there would be a premium reduction of approximately £145,978.63 in year 1 and £115,441.30 in year 2 compared to the 2019/20 premium.
- 3.6 The local authority insurance market is still relatively limited. At the time of the last tender, in December 2017, there were two companies capable of providing the full package of the Council's insurance needs who submitted bids. There was a 38.8% difference in the overall evaluation scores between ZM and the second placed bidder, after taking account of the package discount offered by ZM for placing the main classes of business with them. A third company was entering the market at that time. They only quoted for the Property lot and three of the smaller policies. Their bids were significantly more expensive than the winning submission, particularly for the Property cover.
- 3.7 The Council's insurance brokers, Aon, have provided us with an Insurance Market Update Report. Their recent experience with local authority tenders has shown that competition remains strong in the Public Sector market. They consider that substantial savings are available to those authorities with good claims experience who are tendering since the market expanded from 2016/17 onwards. The report includes an anonymised high level summary of results from recent tenders that Aon has supported. This shows Metropolitan Borough and Unitary Councils making average savings of 21.3% on their premiums on either single insurance classes (casualty or property) or insurance packages however, this includes Council's that have achieved level terms or an increase. The Aon report is a high level document and is not designed as a detailed analysis of the insurer market changes. Whilst savings are evidenced in the sector upon tender in recent years underlying claims experience, risk management procedures and levels of excess for these Councils, and any changes in any of these areas since their previous tenders, will have been significant factors in influencing the successful tenderers prices compared to the premiums charged by previous providers'.
- 3.8 Aon do advise that the Public Sector market may change due to renewals of Insurance companies own insurances, (reinsurances). Once these renew and account has taken effect of

global insurance-back disasters premiums may increase although Aon advise that they are seeing no market wide evidence of this within the Public Sector upon tender.

- 3.9 The report does note that insurance tenders are a “blind” process, with insurers only having one chance to put forward their best bid (quality and price). For this reason it is difficult to foresee what the potential outcome may be at tender. Some insurers may act with caution, strictly underwriting on claims, market conditions and exposure. Others may target a specific geographic area, Council or type of Council. The big qualification Aon highlight with any saving is reasonable claims information and the availability of Property risk information and robust risk management and Aon would need to see this to be able to comment further. The report does note that there is more certainty dealing with holding insurers and ZM have invited us to retain them with the 15% discount that they have offered on all classes other than Engineering Inspection and the Industrial & Commercial Properties policy.
- 3.10 The Council has a good relationship with ZM and the extension would provide continuity for a further two years whilst the new Insurance team becomes familiar with the Council’s insurance requirements and claims experience.
- 3.11 Aon have also noted that large global losses, including Grenfell, have affected the capacity available for Property insurance and insurers are requiring more detailed information than previously to obtain cover and best pricing.
- 3.12 Three options are available to the Council.

- a. Agree the extension under the current LTA with ZM and benefit from the 15% discount on the premium base rate for 2020/21 and 2020/22.

This would maintain the existing relationship with ZM, avoiding the tender and transition costs. This would allow time for the results of the planned 2019/20 of the Property Inspection Regime and Lone Worker risk management reviews to be completed and any recommendations arising actioned. Additional risk management activity could also be undertaken such as thermographic surveys’ of higher risk properties. This would demonstrate the Council’s commitment to improving the risk management arrangements in place and minimising the risk and impact of claims arising in respect of these areas in advance of re-tendering in two years’ time.
(Recommended).

- b. Notify ZM that we will end the current LTA at the break point at 31 March 2020.

This would require the Council to commence the work in order to prepare the information required to re-tender for its insurance requirements from 1 April 2020. This would incur a cost of £5,000 for AON to provide support to the tender process. Additional staff time would also be required to prepare the information required to support the tender. This would create additional pressure on the team during September as they are also working with IT colleagues to implement an upgrade to the claims management software, which will go live in October and during the period up to the publication of the tender, when they are also familiarising themselves with the upgraded software.

- c. Self-insure for policies other than those which are statutory requirements. This would create an unacceptable level of unknown financial risk for the Council.

4. KEY ISSUES & RISKS

- 4.1 Under the Council Constitution and Financial Regulations the Council is required to have

adequate insurance cover in place. The current policies are due to expire on 31 March 2020 and there is a need to ensure that the relevant policies and cover is in place immediately after this date.

- 4.2 The preferred option protects the financial position of the Council against insurance rate increases, provided the Council claims experience does not deteriorate, and mitigates insurance risks and defers the costs associated with re-tendering the Council's insurance requirements for two years.

5. POLICY IMPLICATIONS

None

6. FINANCIAL IMPLICATIONS

The Council provides for the cost of the insurance premium in its Revenue Budget. Actual figures will not be known until after the annual renewal in February 2020.

The preferred option would generate a premium saving of £145,978.63 in year 1 of the extension and £115,441.30 in year 2 compared to the 2019/20 premium, based on the 2019/20 renewals base values

7. LEGAL IMPLICATIONS

Failure to maintain adequate and appropriate insurance cover will place the Council in breach of its legal responsibilities.

Without insurance cover all financial liabilities arising from litigation, claims, complaints etc would have to be borne directly by the Council.

The option to renew is contained within the existing contract with ZM.

8. RESOURCE IMPLICATIONS

None

9. EQUALITY AND HEALTH IMPLICATIONS

Please select one of the options below. Where appropriate please include the hyperlink to the EIA.

Option 1 Equality Impact Assessment (EIA) not required – the EIA checklist has been completed.

Option 2 In determining this matter the Executive Member needs to consider the EIA associated with this item in advance of making the decision. *(insert EIA link here)*

Option 3 In determining this matter the Executive Board Members need to consider the EIA associated with this item in advance of making the decision. *(insert EIA attachment)*

10. CONSULTATIONS

11. STATEMENT OF COMPLIANCE

The recommendations are made further to advice from the Monitoring Officer and the Section 151 Officer has confirmed that they do not incur unlawful expenditure. They are also compliant with equality legislation and an equality analysis and impact assessment has been considered. The recommendations reflect the core principles of good governance set out in the Council's Code of Corporate Governance.

12. DECLARATION OF INTEREST

All Declarations of Interest of any Executive Member consulted and note of any dispensation granted by the Chief Executive will be recorded and published if applicable.

VERSION:	1.0
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CONTACT OFFICER:	Colin Ferguson
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DATE:	30/08/19
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BACKGROUND PAPER:	None
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EQUALITY IMPACT ASSESSMENT CHECKLIST

This checklist is to be used when you are uncertain if your activity requires an EIA or not.

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The checklist below contains a number of questions/prompts to assist officers and service managers to assess whether or not the activity proposed requires an EIA. Supporting literature and useful questions are supplied within the [EIA Guidance](#) to assist managers and team leaders to complete all EIAs.

Service area & dept.	Finance & Customer Services – Audit & Assurance	Date the activity will be implemented	01/04/2020
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Brief description of activity	Extension of contracts relating to the long term agreement for the Council's corporate insurance arrangements
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Answers favouring doing an EIA	Checklist question	Answers favouring not doing an EIA
<input checked="" type="checkbox"/> Yes	Does this activity involve any of the following: - Commissioning / decommissioning a service - Change to existing Council policy/strategy	<input type="checkbox"/> No
<input type="checkbox"/> Yes	Does the activity impact negatively on any of the protected characteristics as stated within the Equality Act (2010)?	<input checked="" type="checkbox"/> No
<input type="checkbox"/> No <input type="checkbox"/> Not sure	Is there a sufficient information / intelligence with regards to service uptake and customer profiles to understand the activity's implications?	<input checked="" type="checkbox"/> Yes
<input checked="" type="checkbox"/> No <input type="checkbox"/> Not sure	Does this activity contribute towards meeting the Equality Act's General Public Sector Equality Duty? Does it: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act <i>(i.e. the activity removes or minimises disadvantages suffered by people due to their protected characteristic)</i>	<input type="checkbox"/> Yes
<input type="checkbox"/> No <input type="checkbox"/> Not sure	Advance equality of opportunity between those who share a protected characteristic and those who do not <i>(i.e. the activity takes steps to meet the needs of people from protected groups where these are different from the needs of other people)</i>	<input checked="" type="checkbox"/> Yes
<input type="checkbox"/> No <input type="checkbox"/> Not sure	Foster good relations between people who share a protected characteristic and those who do not <i>(i.e. the function encourages people from protected groups to participate in public life or in other activities where their participation is disproportionately low)</i>	<input checked="" type="checkbox"/> Yes
FOR = 2	TOTAL	AGAINST = 4

Will you now be completing an EIA?

Yes

No

The EIA toolkit can be found [here](#)

Signature	<i>Nafisha Master</i>
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Date	29/08/2019
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EXECUTIVE MEMBER DECISION



REPORT OF: Executive Member for Children's Young People and Education

LEAD OFFICERS: Director of Children's Services and Education

DATE: 20th September 2019

PORTFOLIO/S AFFECTED: Children's Young People and Education

WARD/S AFFECTED: All

SUBJECT: Request to tender for the provision of supported accommodation for Care Leavers aged 16-18 at the Limes building, a property that is owned by the Local Authority.

1. EXECUTIVE SUMMARY

The report outlines the need for children and young people who are or have been in the care of the Local Authority to be provided with supported accommodation within the Borough as a prelude to independent living.

The request is for the Limes building to be converted to provide supported accommodation for up to 4 Care Leavers aged 16 to 18 with an independent provider commissioned to deliver a 24 hour appropriate support service.

2. RECOMMENDATIONS

That the Executive Member endorses the proposal to tender the service for supporting up to 4 young Care Leavers in supported accommodation at the Limes building.

3. BACKGROUND

The Children Act (Leaving Care) 2000 amended the Children Act 1989 and imposed duties (including accommodation duties) on Local Authorities to support certain categories of looked after children and care leavers.

The statutory guidance to the Act does not specify any particular type of accommodation for care leavers but states that it would be inappropriate for 16 to 17-year-old care leavers to live independently. The guidance states that Local Authorities should:

- Avoid moving young people who are settled
- Assess young people's needs and prepare them for any move
- Ensure that the accommodation meets the young people's needs
- Where practicable offer a choice of accommodation
- Set up a package of support in addition to accommodation

Blackburn with Darwen has approximately 218 Care Leavers aged between 16-25 of which there are 65 young people in the age range of 16 to 18.

The Local Authority has responsibility for providing placements for this cohort of young people, and current provision includes supported lodgings, support for young people to “stay put” in the homes of their former foster carers as well as supported accommodation within the Borough.

There is a need for an increase of supported accommodation available for this vulnerable group of young people mainly due to an increase in the number of Care Leavers requiring this type of support. The need to improve placement stability and greater placement sufficiency is a key area of development within the Children’s Services 2019/20 Department Plan.

The Limes building is a Local Authority owned building in the Darwen area which is currently vacant. The building has been previously used as a family support venue for children, young people and their families.

The Tender process will be undertaken as a full tender exercise given that the financial resource over a tender period of 5 years (3 plus 1 plus 1) would surpass OJEU threshold tenders for social services (£936,000). The opportunity will be advertised on The Chest and awarded using the MEAT (most economically advantageous tender) process. This would ensure a due diligence approach and secure services for a robust period of time to ensure stability and sustainability for any future provider.

4. KEY ISSUES & RISKS

Supported accommodation for this vulnerable group of young people provides the necessary strategies to manage the practical and emotional demands of living independently without compromising the young person’s future housing options.

The aim of the project is to encourage young people to learn the skills required to maintain their own tenancy and find employment. Staff will be available on site to provide young people with hands on support to carry out the skills necessary for independent living such as cooking, household chores, money management, self-care skills, employability skills, education and training, encouraging healthy living and keeping safe. Once the young person has achieved these skills they will then move on either to their own tenancy through our local housing provider or a private rented property.

This type of supported accommodation for Care Leavers enables the young person to make a successful transition to independent living and is a more cost effective use of placement resources and an alternative to agency residential placements.

5. POLICY IMPLICATIONS

The proposal supports the Children’s Services Departmental Strategic Priority for 2019/20 “To be ambitious corporate parents for our cared for children and care leavers so that they achieve their potential in every aspect of their care wellbeing, learning and future independence”.

To contribute towards this priority, the service has a specific action to develop sufficiency around accommodation for care leavers post 18 and raise awareness of need within the council and across wider partnerships. Additionally the support for Care Leavers in terms of Education, Employment and Training will also be reviewed.

The proposal supports Department for Education national performance indicators to provide the appropriate level of accommodation and support for Care Leavers:

- % of Leaving Care Young People in suitable accommodation
- % of Leaving Care Young People in Education, Employment & Training

6. FINANCIAL IMPLICATIONS

Provision of supported care at The Limes is expected to be approximately £900 per week per placement.

The cohort prioritised for placement within this supported accommodation provision will be young people currently in the care of the Local Authority and placed in agency residential care at a cost of between £2,000 and £3,000 per week. This will result in potential savings of between £1,100 and £2,100 per week for each individual placed.

The funding of the placements will be from the current Leaving Care budget which funds the housing costs of the majority of young people in care in supported accommodation aged 16-18.

There will be a rental agreement regarding the Limes building undertaken with the provider who is to be commissioned in delivering the service.

7. LEGAL IMPLICATIONS

The Leaving Care Service continues to have statutory obligations for accommodation and support for Care Leavers. The Service will be subject to Tender and procurement will be in accordance with the arrangements set out in this report.

8. RESOURCE IMPLICATIONS

The proposal would require a change of function for the Limes premises which currently is used as an office base for a team of support workers within Children's Services.

9. EQUALITY AND HEALTH IMPLICATIONS

Please select one of the options below. Where appropriate please include the hyperlink to the EIA.

Option 1 Equality Impact Assessment (EIA) not required – the EIA checklist has been completed.

Option 2 In determining this matter the Executive Member needs to consider the EIA associated with this item in advance of making the decision. (*insert EIA link here*)

Option 3 In determining this matter the Executive Board Members need to consider the EIA associated with this item in advance of making the decision. (*insert EIA attachment*)

10. CONSULTATIONS

The Voice Group of Care Leavers have been consulted regularly regarding the support needs of Care Leavers and have consistently highlighted the need for Care Leavers to have the necessary support and independence skills in preparation for leaving care.

11. STATEMENT OF COMPLIANCE

The recommendations are made further to advice from the Monitoring Officer and the Section 151 Officer has confirmed that they do not incur unlawful expenditure. They are also compliant with equality legislation and an equality analysis and impact assessment has been considered. The recommendations reflect the core principles of good governance set out in the Council's Code of Corporate Governance.

12. DECLARATION OF INTEREST

All Declarations of Interest of any Executive Member consulted and note of any dispensation granted by the Chief Executive will be recorded and published if applicable.

VERSION: 0.4

CONTACT OFFICER: Elizabeth Mannion

DATE: 15th August 2019

**BACKGROUND
PAPER:**

EQUALITY IMPACT ASSESSMENT CHECKLIST

This checklist is to be used when you are uncertain if your activity requires an EIA or not.

An Equality Impact Assessment (EIA) is a tool for identifying the potential impact of the organisation's policies, services and functions on its residents and staff. EIAs should be actively looking for negative or adverse impacts of policies, services and functions on any of the nine protected characteristics.

The checklist below contains a number of questions/prompts to assist officers and service managers to assess whether or not the activity proposed requires an EIA. Supporting literature and useful questions are supplied within the [EIA Guidance](#) to assist managers and team leaders to complete all EIAs.

Service area & dept.	Children's Services	Date the activity will be implemented	01/10/2019
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Brief description of activity	Request to tender for the provision of supported accommodation for Care Leavers aged 16-18 at the Limes building, a property that is owned by the Local Authority.
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Answers favouring doing an EIA	Checklist question	Answers favouring not doing an EIA
<input checked="" type="checkbox"/> Yes	Does this activity involve any of the following: - Commissioning / decommissioning a service - Change to existing Council policy/strategy - Budget changes	<input type="checkbox"/> No
<input type="checkbox"/> Yes	Does the activity impact negatively on any of the protected characteristics as stated within the Equality Act (2010)?	<input checked="" type="checkbox"/> No
<input type="checkbox"/> No <input type="checkbox"/> Not sure	Is there a sufficient information / intelligence with regards to service uptake and customer profiles to understand the activity's implications?	<input checked="" type="checkbox"/> Yes
<input type="checkbox"/> Yes <input type="checkbox"/> Not sure	Does this activity: Contribute towards unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act <i>(i.e. the activity creates or increases disadvantages suffered by people due to their protected characteristic)</i>	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Yes <input type="checkbox"/> Not sure	Reduce equality of opportunity between those who share a protected characteristic and those who do not <i>(i.e. the activity fail to meet the needs of people from protected groups where these are different from the needs of other people)</i>	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Yes <input type="checkbox"/> Not sure	Foster poor relations between people who share a protected characteristic and those who do not <i>(i.e. the function prevents people from protected groups to participate in public life or in other activities where their participation is disproportionately low)</i>	<input checked="" type="checkbox"/> No
FOR =1	TOTAL	AGAINST =5

Will you now be completing an EIA?

Yes

No

The EIA toolkit can be found [here](#)

Assessment Lead Signature	Elizabeth Mannion
E&D Lead Signature	Justine Westwell
Date	15/08/2019