
Purchase of residential property for the purpose of providing temporary accommodation - Supporting Information

1. Introduction/Background

- 1.1 On 28th July 2016, Executive approved a capital fund of £3 million to allow the purchase of 21 units of accommodation for temporary accommodation to replace units that are due to be lost. The approval included consent to purchase an identified accommodation.
- 1.2 On 24th November 2016, Executive approved the intention for the Council to become a Registered Provider. The Council became a Registered Provider on 7th December 2016.
- 1.3 The purchase was proceeding until point of exchange. [Please see Part II Report],
- 1.4 It is considered that the previous Executive approval does not provide Officers with delegated authority to proceed due to the change in circumstances and revised purchase price. This report therefore seeks to provide Executive with an update on the situation and to seek approval to proceed.

2. Supporting Information

- 2.1 An existing use valuation was carried out by the District Valuer Service on 4th May 2017. [Please see Part II Report].

3. Options for Consideration

- 3.1 There are two key options available to the council:
 - (1) The Council withdraws from the purchase. This is not the preferred option as the Council needs to replace temporary accommodation that is due to be redeveloped. [Please see Part II Report]. It will be difficult to source alternative freehold units and housing management costs will be higher in dispersed units.
 - (2) The Council proceeds with the purchase of the accommodation [Please see Part II Report]. The accommodation is currently empty and the housing service has households ready to move into the accommodation who are subject to statutory housing duties.
- 3.2 It is proposed that the Council proceeds with the purchase for the purpose of providing temporary accommodation to meet statutory housing duties.

4. Conclusion

- 4.1 It is recommended that Executive approve the purchase. Please see Part II report for full recommendation.

Subject to Call-In:

Yes: ☒ No: ☐

The item is due to be referred to Council for final approval	<input type="checkbox"/>
Delays in implementation could have serious financial implications for the Council	<input type="checkbox"/>
Delays in implementation could compromise the Council's position	<input type="checkbox"/>
Considered or reviewed by Overview and Scrutiny Management Commission or associated Task Groups within preceding six months	<input type="checkbox"/>
Item is Urgent Key Decision	<input type="checkbox"/>
Report is to note only	<input type="checkbox"/>

Wards affected:

Victoria

Strategic Aims and PrioritiesSupported:

The proposals will help achieve the following Council Strategy aim:

☒ **P&S – Protect and support those who need it**

The proposals contained in this report will help to achieve the following Council Strategy priority:

☒ **SLE1 – Enable the completion of more affordable housing**

The proposals contained in this report will help to achieve the above Council Strategy aim and priority by providing temporary accommodation to homeless households.

Officer details:

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Appendix B

Equality Impact Assessment – Stage One

We need to ensure that our strategies, policies, functions and services, current and proposed have given due regard to equality and diversity as set out in the Public Sector Equality Duty (Section 149 of the Equality Act), which states:

- “(1) A public authority must, in the exercise of its functions, have due regard to the need to:**
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;**
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; This includes the need to:**
 - (i) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;**
 - (ii) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;**
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it, with due regard, in particular, to the need to be aware that compliance with the duties in this section may involve treating some persons more favourably than others.**
- (2) The steps involved in meeting the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities.**
- (3) Compliance with the duties in this section may involve treating some persons more favourably than others.”**

The following list of questions may help to establish whether the decision is relevant to equality:

- Does the decision affect service users, employees or the wider community?
- (The relevance of a decision to equality depends not just on the number of those affected but on the significance of the impact on them)
- Is it likely to affect people with particular protected characteristics differently?
- Is it a major policy, or a major change to an existing policy, significantly affecting how functions are delivered?
- Will the decision have a significant impact on how other organisations operate in terms of equality?
- Does the decision relate to functions that engagement has identified as being important to people with particular protected characteristics?
- Does the decision relate to an area with known inequalities?
- Does the decision relate to any equality objectives that have been set by the council?

Please complete the following questions to determine whether a full Stage Two, Equality Impact Assessment is required.

What is the proposed decision that you are asking the Executive to make:	To approve the purchase of units of accommodation for use as temporary accommodation
Summary of relevant legislation:	Housing Act 1996 (as amended)
Does the proposed decision conflict with any of the Council's key strategy priorities?	No
Name of assessor:	Mel Brain
Date of assessment:	09/06/2017

Is this a:		Is this:	
Policy	No	New or proposed	Yes
Strategy	No	Already exists and is being reviewed	No
Function	Yes	Is changing	No
Service	No		

1. What are the main aims, objectives and intended outcomes of the proposed decision and who is likely to benefit from it?	
Aims:	To acquire temporary accommodation units to meet statutory homeless duties
Objectives:	To provide good quality, affordable temporary accommodation within the District to meet statutory homeless duties.
Outcomes:	Purchase of additional temporary accommodation units within West Berkshire.
Benefits:	Homeless households are accommodated locally, B&B costs are reduced and the Council meets its statutory duties

2. Note which groups may be affected by the proposed decision. Consider how they may be affected, whether it is positively or negatively and what sources of information have been used to determine this. (Please demonstrate consideration of all strands – Age, Disability, Gender Reassignment, Marriage and Civil Partnership, Pregnancy and Maternity, Race, Religion or Belief, Sex and Sexual Orientation.)		
Group Affected	What might be the effect?	Information to support this
Age	Homeless households are	P1E Returns

	disproportionately from younger age groups, with the majority having ahead of household who is under-25. This means that younger households, with children, are more likely to be placed in B&B outside of the district when applying as homeless. The purchase of temporary accommodation within the district would reduce the numbers of families with children being placed outside of district.	
Disability	The Council has two units of disabled-adapted temporary accommodation and will seek to prioritise households in need of such adaptations when making allocations of temporary accommodation. The purchase of additional temporary accommodation should have no impact on this strand.	
Gender Reassignment	This policy should have no impact on this strand.	
Marriage and Civil Partnership	This policy should have no impact on this strand.	
Pregnancy and Maternity	Households with dependent children or with a member who is pregnant are automatically conveyed priority need and are therefore highly likely to be owed at least an interim accommodation duty. Due to high demand and limited temporary accommodation stock, households with children or pregnant members, are more likely to be placed in B&B outside of the district when applying as homeless. The purchase of temporary accommodation within the district would reduce the numbers of families with children being	Housing Act 1996 P1E Returns

	placed outside of district.	
Race	This policy should have no impact on this strand.	
Religion or Belief	This policy should have no impact on this strand.	
Sex	Homeless households disproportionately have female members as their lead household member. This means that households with women as the lead member, especially those with responsibility for caring for children, are more likely to be placed in B&B outside of the district when applying as homeless. The proposed policy provides a clear framework for determining which households are placed in temporary accommodation within the district, as and when it becomes available.	P1E Returns
Sexual Orientation	This policy should have no impact on this strand.	
Further Comments relating to the item:		
The purchase of additional temporary accommodation within the district has a beneficial impact on the identified strands, rather than an adverse impact.		

3. Result	
Are there any aspects of the proposed decision, including how it is delivered or accessed, that could contribute to inequality?	No
Please provide an explanation for your answer: The purchase of additional temporary accommodation within the district has a beneficial impact on the identified strands, rather than an adverse impact.	
Will the proposed decision have an adverse impact upon the lives of people, including employees and service users?	No
Please provide an explanation for your answer: The purchase of additional temporary accommodation within the district has a beneficial impact on the identified strands, rather than an adverse impact.	

If your answers to question 2 have identified potential adverse impacts and you have answered 'yes' to either of the sections at question 3, or you are unsure about the impact, then you should carry out a Stage Two Equality Impact Assessment.

If a Stage Two Equality Impact Assessment is required, before proceeding you should discuss the scope of the Assessment with service managers in your area. You will also need to refer to the [Equality Impact Assessment guidance and Stage Two template](#).

4. Identify next steps as appropriate:	
Stage Two required	No
Owner of Stage Two assessment:	
Timescale for Stage Two assessment:	

Name: Mel Brain

Date: 09/06/2017

Please now forward this completed form to Rachel Craggs, Principal Policy Officer (Equality and Diversity) (rachel.craggs@westberks.gov.uk), for publication on the WBC website.