

CABINET ITEM COVERING SHEET PROFORMA

AGENDA ITEM

REPORT TO CABINET

22 MAY 2008

**REPORT OF CORPORATE
MANAGEMENT TEAM**

CABINET / KEY DECISION

**Children & Young People - Lead Cabinet Member – Councillor Cunningham
Corporate and Social Inclusion – Lead Cabinet Member – Councillor Laing
Housing & Community Safety – Lead Cabinet Member – Councillor Nelson**

DISPOSAL OF THE BUILDING AND ASSOCIATED SITE KNOWN AS PARKFIELD HALL

1. Summary

The property known as Parkfield Hall was declared surplus to requirements by Health and Social Care in October 2007 and the Parkfield Hall site has been identified as an ideal location for the development of a new build scheme, which could offer 8 units of single supported living accommodation for vulnerable young people aged 18 – 25 plus 2 units of supported single parent accommodation.

This building and site is currently surplus to requirements and offers an ideal opportunity to attract major capital investment from Housing Partners with a relatively small level of expenditure by the Council.

It is proposed that this asset be used as contributory funding in a Housing Corporation bid, which could potentially deliver a new-build valued at approximately £1.5m. This is based on an assumed successful bid to the Housing Corporation for £600,000 plus an additional investment by Endeavour Housing Association (appointed as partners in the process following a successful bidding process) of £725,000.

A report was presented to the Capital Asset Strategy Group on 2 May outlining the options around the disposal of the site. This was considered and agreed subject to final approval by cabinet.

2. Recommendations

1. To seek Member approval for the transfer of the property and site known as Parkfield Hall, situated at Bowesfield Lane, Stockton on Tees, formerly used by Health and Social Care as an Adult Day Centre, to Endeavour Housing Association, subject to the successful securement of Housing Corporation funding.
2. That the transfer of any part of the property and site be done so at a nil residual cost to Endeavour Housing, taking into consideration the maximisation of best value options in the use of the of the site and adjacent area by the Council.

3. Reasons for the Recommendation/Decision (s)

To secure the provision of 10 new units of accommodation for young people, at a low level of investment by the Council, which will also deliver a previously unmet service whilst also supporting a number of Corporate priorities including;

The **Community Strategy** Improvement Themes and priority objectives: -

Liveability

- Improving housing quality and choice
 - Improving housing and support for vulnerable and older people
 - Ensure a mixed balance of housing in the Borough

Children and Young People

- Achieve Economic Well being
 - Improve the engagement of young people in education, training and employment

The **Children and Young Peoples Plan 2007-10** 'No Child Left behind'

Achieve Economic Well Being

- reduce the level of homelessness of Young People

4. **Members' Interests**

Members (including co-opted Members with voting rights) should consider whether they have a personal interest in the item as defined in the Council's code of conduct (**paragraph 8**) and, if so, declare the existence and nature of that interest in accordance with paragraph 9 of the code.

Where a Member regards him/herself as having a personal interest in the item, he/she must then consider whether that interest is one which a member of the public, with knowledge of the relevant facts, would reasonably regard as so significant that it is likely to prejudice the Member's judgement of the public interest (**paragraphs 10 and 11 of the code of conduct**).

A Member with a prejudicial interest in any matter must withdraw from the room where the meeting considering the business is being held -

- in a case where the Member is attending a meeting (including a meeting of a select committee) but only for the purpose of making representations, answering questions or giving evidence, provided the public are also allowed to attend the meeting for the same purpose whether under statutory right or otherwise, immediately after making representations, answering questions or giving evidence as the case may be;
- in any other case, whenever it becomes apparent that the business is being considered at the meeting;

and must not exercise executive functions in relation to the matter and not seek improperly to influence the decision about the matter (**paragraph 12 of the Code**).

Further to the above, it should be noted that any Member attending a meeting of Cabinet, Select Committee etc; whether or not they are a Member of the Cabinet or Select Committee concerned, must declare any personal interest which they have in the business being considered at the meeting (unless the interest arises solely from the Member's membership of, or position of control or management on any other body to which the Member was appointed or nominated by the Council, or on any other body exercising functions of a public nature, when the interest only needs to be declared if and when the Member speaks on the matter), and if their interest is prejudicial, they must also leave the meeting room, subject to and in accordance with the provisions referred to above.

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SUMMARY

The property known as Parkfield Hall was declared surplus to requirements by Health and Social Care in October 2007 and the Parkfield Hall site has been identified as an ideal location for the development of a new build scheme, which could offer 8 units of single supported living accommodation for vulnerable young people aged 18 – 25 plus 2 units of supported single parent accommodation.

This building and site is currently surplus to requirements and offers an ideal opportunity to attract major capital investment from Housing Partners with a relatively small level of expenditure by the Council.

It is proposed that this asset be used as contributory funding in a Housing Corporation bid, which could potentially deliver a new build, valued at approximately £1.5m. This is based on an assumed successful bid to the Housing Corporation for £600,000 plus an additional investment by Endeavour Housing Association (appointed as partners in the process following a successful expressions of interest process in December 2007) of £725,000.

A report was presented to Capital Asset Strategy Group on 2 May outlining the options around the disposal of the site. The report was agreed subject to final approval by cabinet.

RECOMMENDATIONS

1. To seek Member approval for the transfer of the property and site known as Parkfield Hall, situated at Bowesfield Lane, Stockton on Tees, formerly used by Health and Social Care as an Adult Day Centre, to Endeavour Housing Association, subject to the successful securement of Housing Corporation funding.
2. That the transfer of any part of the property and site be effected at a nil residual cost to Endeavour Housing, taking into consideration the maximisation of best value options in the use of the of the site and adjacent area, by the Council

DETAIL

1. The need to improve Youth Homelessness Services across the Borough has been identified as a key objective in a number of strategies and plans including the Children and Young Persons Plan, the Supporting People four year Strategy and Housing Options Homelessness Strategy, for which Stockton on Tees Borough Council has been recognised by the Department of Communities and Local Government, as the North East Centre of Excellence for this area of work since April 2007 .

2. In addition, the target set by Government, that by 2010, no 16/17 year olds should be placed in bed and breakfast accommodation by a local authority under the homelessness legislation except in an emergency, has placed added pressures to improve current provision.
3. As an authority, Stockton needs to improve the range and standard of the provision it offers to young people aged 16 –25. Currently, service provision and choice is extremely limited and, for some of the more vulnerable and difficult to place, appropriate accommodation and services are non-existent. Corporate capital funding streams are not available for new developments in this area of service with resource funding for services also limited.
4. The property known as Parkfield Hall was declared surplus to requirements by Health and Social Care in October 2007. The current site plans for the building are attached in **Appendix 1** of this report.
5. In January 2008 the opportunity to bid for the new £70 million Places of Change Programme (Places of Change Programme), was identified. The Places of Change programme will fund hostels, improve night shelters and help eliminate dormitory accommodation. This is a capital programme contributing to reducing rough sleeping, improving move on accommodation, and helping providers equip clients to prepare for and sustain employment. The latest round of Housing Corporation bids are also now invited from Local Authorities, and Youth Homelessness has been identified as a priority.
6. Places of Change and Housing Corporation grants will not normally contribute 100% of scheme costs and expect applicants to have secured match funding in applications. Match funding can come from the public sector, private sector or both.
7. A number of Preferred Providers were invited to come forward to work with the Children Education and Social Care Joint Commissioning Team and Housing Options in the preparation and submission of funding bids to both the Places of Change Programme and the Housing Corporation.
8. A small number of Providers did so, and a process of further accreditation and assessment resulted in Endeavour Housing Association being selected as the most appropriate partner to take this work forward with the Council. Endeavour have considerable experience in this area of work.
9. Parkfield Hall site has been identified as an ideal location for the development of a new build scheme which could offer 8 units of single supported living accommodation for vulnerable young people aged 18 – 25 with two additional units of accommodation for single parents. This building is currently surplus to requirements and offers an ideal opportunity to attract major capital investment from Partners with relatively small level of expenditure by the Council.
10. Endeavour Housing Association has been developing Housing and Support Solutions for vulnerable people throughout its 30 year history. They work across 13 Local Authority Areas and own 450 units of supported accommodation. An outline description of the new accommodation service which they will be able to offer at the Parkfield Hall site is attached in **Appendix 2** of this report.
11. A small bid for Places of Change Programme funding was submitted earlier this year but was confirmed as unsuccessful in April due to the massive over subscription of bids to the fund. A further bid is, instead, currently being prepared for the Housing Corporation which, together with the additional investment from Endeavour Housing could support the building of a new supported housing scheme for young people.

FINANCIAL IMPLICATIONS

11. A number of options relating to the disposal of this site have been considered in consultation with the Authority's Land and Property Sections, to seek to obtain the Best Value on the possible use of this property and land. These include;
 - a. A sale or the Best Return in line with the Council's statutory requirements to secure the best obtainable purchase price
 - b. The transfer of the asset at a nominal a sale cost or as a gift to the partner organisation on the basis that the Councils interests are protected
 - c. Long term leasing options
12. Parkfield Hall building and site have been estimated by Endeavour Housing Association for the purposes of the bids to be worth approximately £250,000.
13. This figure would be deemed an acceptable level of match funding investment in the scheme from the Council, for the purpose of a Housing Corporation bid, which could potentially yield an additional £1,325,000 capital. This would comprise;

Housing Corporation Bid	- £600,000
Endeavour Housing Association investment	- £725,000
14. Land and Property services are in the process of preparing a detailed valuation of the building and site, the outcome of which should not influence the decision to use the asset for the purposes of funding bid, since any costs agreed would have a nil impact on the overall budgetary process of this project. By including of Parkfield Hall as our contributory funding contribution general charges and rents etc are reduced accordingly and any subsequent amendments or increases in valuation would be reflected in the final negotiations with the provider to ensure that best value is secured for the authority.
15. The existing building is also in a poor state of repair and has suffered some flood damage, which could result in the need for the building to be demolished in the future. The costs of maintaining security are also very high running at around £600 per week to the authority. The opportunity to attract additional investment from such an asset is an attractive option for the authority.

LEGAL IMPLICATIONS

16. There are no known legal restrictions or impediments on the site, which would prevent this scheme from going ahead

RISK ASSESSMENT

Economic

17. The financial risks to the Authority in terms of the overall costs of the capital development are low but the scheme is reliant on a successful Housing Corporation bid.

Social

18. The risks to the Authority in terms of not being able to meet the Governments stated objectives of '*no young people aged 16/17 living in Bed and Breakfast by 2010*' are currently high as there are currently insufficient services available and any which are available are of a poor quality. The development of this new service would reduce the risk considerably and enable the Authority to meet a number of strategic and national targets and objectives.

SUSTAINABLE COMMUNITY STRATEGY IMPLICATIONS

19. The transfer of this building and site and new development of the scheme outlined in this report will directly contribute to ;

The **Community Strategy** Improvement Themes and priority objectives: -

Liveability

- Improving housing quality and choice
 - Improving housing and support for vulnerable and older people
 - Ensure a mixed balance of housing in the Borough

Children and Young People

- Achieve Economic Well being
 - Improve the engagement of young people in education, training and employment

The **Children and Young Peoples Plan 2007-10** 'No Child Left behind'

Achieve Economic Well Being

- reduce the level of homelessness of Young People

EQUALITIES IMPACT ASSESSMENT

20. This report has been subject to an Equality Impact Assessment and has been judged to have a positive impact. An action plan for further improvements has been developed / no remedial actions are required.

CORPORATE PARENTING

21. This implications of this report meet the Councils expectations and outcomes for Corporate Parenting, in that the new service will deliver good quality Housing and Support to Children in the Care of the Authority and Children in Need.

CONSULTATION INCLUDING WARD/COUNCILLORS

22. Full consultation with the identified Wards and Ward Councillors has not yet been undertaken as the outcome of the Housing Corporation bid will not be known until around June of this year. Some communications have taken place with Ward Councillors though these have been limited to date.

23. At this stage members are being asked for their approval of the asset as contributory funding, in principal, as the Housing Corporation bid is dependent on the confirmation of such support form the Council when initial applications are submitted.

24. If the bid for Housing Corporations funding is successful (awards are notified by June 2008) then a full consultation process will be undertaken with all affected wards and Ward Councillors. This process has been included in the timeframe for the new development.

25. Young people have been consulted through a number of sources and particularly through the two Youth Homelessness conferences which were held in the Borough in November 2006 and December 2007.

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Background Paper

Capital Strategy Group report dated 13 March 2008 and 2 May 2008

CTMT reports dated 11 October 2006, 28 March 2007 and 6 February 2008

Ward(s) and Ward Councillors:

Re: Parkfield and Oxbridge area

Councillor Rix

Councillor Javed

All ward members

Property

Capital Strategy Group report dated 13 March 2008 and 2 May 2008

OVERVIEW OF PROPOSED NEW SERVICE AT PARKFIELD HALL SITE

Endeavour are a local Registered Social Landlord with a proven track record in developing housing and support solutions, including services for young people. This proposed new project is targeted at addressing homelessness amongst young people through the provision of a new build accommodation and support services scheme, linking into training, health and education services.

In summary:

- ACCOMMODATION - 10 units of self-contained accommodation (8 x 1 bed, 2 x 2 bed, of which 1 unit will be built to full disability standards), plus crash pad provision (emergency overnight accommodation for one young person 16/17 year old – 1 night stay only to enable assessment of need to be completed by statutory agency).
- CLIENT GROUP - Service users: predominantly single under 19 year olds. The flexibility of the scheme will also accommodate young couples and/or teenage parents and expectant young mothers.
- THE SERVICE - will be holistic, providing a clear pathway towards a planned move-on to lone term independent living.

Levels of service:

1. Prevention, in partnership with other current/local service providers.
2. Supported temporary housing.
3. Planned move on and intensive floating support.

The building

A quality 10-unit (plus crash pad provision), holistic accommodation service which will provide:

- Self contained accommodation with 24 hour 7 day per week staffing support.
- New build which will offer the opportunity for innovation whilst ensuring disability friendly standards (minimum Level 3 of the Housing Corporation Code for Sustainable Homes).
- Quality outside space (green areas/parking).
- Opportunities for communal/social activities through the provision of communal living and dining rooms.
- Office accommodation, staff facilities and a meeting room.
- A 'safe/secure' environment' through the use of intercoms, CCTV etc.
- Resource room with computer access (education/leisure use).

Service provision

3 types of service will be offered from the building ;

Level 1 'Homeless prevention':

Working with partner agencies (statutory, voluntary and community sector) to support young people (either on an intensive short or longer term basis) who are living in other accommodation around the Borough to ensure they:

- o Access alternative provision (including private landlords).

- Maintain existing and current accommodation.

Level 2: Provision of Temporary Supported Accommodation

Offered to young people for an anticipated for a 6/12 month period in one of the 10 units of the building, before planned move on to longer term alternative tenancy. The service will offer;

- Intensive housing related accommodation and support.
- Preparation and development of independent living skills to and equip young people for independent living.

Level 3: Move on

Intensive floating support for 6/8 young people (at any 1 time) who have moved on from the main accommodation service to ensure that they are able to sustain their new accommodation

All support services offered at all 3 levels will:

- Be intensive and varied based on an individual needs.
- Enable a support plan to be delivered based on clear objectives and outcomes; meeting the young persons own wishes and aspirations.
- Target income maximisation and financial stability.
- Support access to health facilities.
- Introduce and promote targeted education and employment opportunities through a range of routes such as Further Education Services, Princes Trust and City and Guilds Certificates Princes Trust Programmes, City and Guilds Certificate etc.

Staffing

Staffing Model

A generic staff support team, based within the new build scheme will provide all services.

The staffing levels will be based on a 3:1 staff to tenant ratio, with a full time service Co - ordinator supported by an out of hours, live-in concierge service.