

RECORD OF EXECUTIVE DECISION

Tuesday, 16 April 2013

Decision No: (CAB 12/13 10038)

DECISION-MAKER:	CABINET
PORTFOLIO AREA:	HOUSING AND LEISURE SERVICES
SUBJECT:	*HOMELESS TEMPORARY ACCOMMODATION
AUTHOR:	Nick Cross

THE DECISION

- (i) To approve, in accordance with Financial Procedure Rules, the addition of a £1,270,000 Homeless Temporary Accommodation scheme to the Modern Facilities section of the HRA Capital Programme for the appropriation, from the General Fund, of the former Children's Referral Unit in Selborne Avenue and for the refurbishment of Selbourne Avenue and Oatlands House to be funded by capital receipts from the sale of Seymour House and a virement from savings in the 2013/14 Housing Refurbishment scheme as detailed in Appendix 2.
- (ii) To approve in accordance with Financial Procedure Rules expenditure in financial year 2013/14 of £1,270,000 (including fees) on the Homeless Temporary Accommodation scheme.
- (iii) To note the proposed disposal of Seymour House following completion of works to Selbourne Avenue and Oatlands House.

REASONS FOR THE DECISION

- (i) This report is presented as a general exception item in accordance with Rule 15 of the Access to Information Procedure Rules of Part 4 of the Council's Constitution. Amendments to the Local Authorities (Executive Arrangements) (Meetings and Access to information) (England) Regulations 2012 require 28 days notice to be given prior to determining all Key Decisions. This new requirement was published by Government mid August and came into effect on 10th September 2012. Whilst the report did have the required 28 days notice, the new requirement to indicate potential elements of confidentiality was not complied with as notification of the decision was published on the 4th March 2013.
- (ii) Financial Procedure Rules state that all schemes already in the capital programme up to the value of £125,000 require approval by the relevant Chief Officer following consultation with the relevant Cabinet Member and Chief Finance Officer. Schemes over £125,000 but less than £250,000 will require approval by the Cabinet Member. Schemes between £250,000 and £2 million will require Cabinet approval.

DETAILS OF ANY ALTERNATIVE OPTIONS

1. The alternative option to this proposal would be to undertake the improvements needed to Seymour House of £750K plus fees (total £850K) to ensure the properties are upgraded to the Council's adopted standards.
2. This course of action would still leave the Council with a property that is old, not with the best layout, thermally inefficient and not flexible enough for all homeless requirements
3. This would also involve relocating all existing tenants and the 16 flats being rendered unusable for 6 months whilst improvements are carried out. In addition, this process would incur additional costs and lost revenue.
4. By simply refurbishing Seymour House this would leave the Council with 16 units whereas the proposal will provide 18 units, a net gain of 2 units.
5. The cost of £850,000 (including fees) for the refurbishment of Seymour House is included in the HRA Capital Programme and part of the saving resulting from not proceeding with the work will be used to fund the balance of the expenditure on the Homeless Temporary Accommodation scheme. This will result in a net saving to the HRA Capital Programme. The detail is shown in Appendix 2.

OTHER RELEVANT MATTERS CONCERNING THE DECISION

None

CONFLICTS OF INTEREST

None

CONFIRMED AS A TRUE RECORD

We certify that the decision this document records was made in accordance with the Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2000 and is a true and accurate record of that decision.

Date: 16th April 2013

Decision Maker: The Cabinet

Proper Officer: Ed Grimshaw

SCRUTINY

Note: This decision will come in to force at the expiry of 5 working days from the date of publication subject to any review under the Council's Scrutiny "Call-In" provisions.

Call-In Period expires on

24th April 2013

Date of Call-in <i>(if applicable) (this suspends implementation)</i>
Call-in Procedure completed <i>(if applicable)</i>
Call-in heard by <i>(if applicable)</i>
Results of Call-in <i>(if applicable)</i>