

Appendix 2

Specialist Housing for Adults with Learning Disabilities at Starboard Way

Homes England define *Specialist Housing* as housing that is for a targeted client group which can include older, vulnerable and/or disabled people.

At Starboard Way some properties have been identified for Specialist Housing, specifically to be used by people with Learning Disabilities.

4 x ground floor flats and 2 x 4 houses are being targeted by the council for occupation by this client group.

Units identified at Starboard Way

Property Type	Access	No of Bedrooms	Occupation (general needs basis)	Size (M2)
Ground Floor Flat	Ground	2	2B/4P	62.2
Ground Floor Flat	Ground	2	2B/4P	63
Ground Floor Flat	Ground	1	1B/2P	48.5
Ground Floor Flat	Ground	2	2B/4P	63
House	3 storey	4	4B/6P	117
House	3 storey	4	4B/6P	117

The use of these properties as Specialist Housing is dependent on work being led by Housing, Legal and Adult Social Care to overcome issues relating to both the type of tenancy that needs to be granted when used in the intended manner, and the suitability of the Allocations policy to ensure units are used by the intended client group.

A separate project team is progressing this item due to the issues not being isolated to this particular project.

It is anticipated that the matters will be resolved to coincide with the properties becoming available (current expected ready dates are March 2022 for the flats and April 2022 for the 4 bed houses).

However, it should be noted that there is a risk that a satisfactory resolution is not found at the time properties become available and they are used for other purposes. (Please see rental stream impact below)

Reporting and approvals will be dealt with separately by appropriate delegated decisions outside of Cabinet.

Significance for Starboard Way Tenure Mix Report

Clarifications need to be made to tenures, tenancy numbers for the Cabinet report.

It should be noted that because shared accommodation features in respect of most of the Learning Disabilities homes, in implementing these proposals the overall numbers of 'units' on the Starboard Way scheme will change from the figures within the Starboard Way tenure mix report.

Total rental stream income for each flat or house (whatever the occupation level) will be greater than, or be equal to that of the property, assuming the general needs designation of the property within the Starboard Way Tenure Mix report.

There are significant annual revenue expenditure savings from council budgets to be gained. The current assumption is that the net implications of the final form of the delivery model for these properties will be cost neutral (or positive) in respect of the figures in this report.