

CYNGOR SIR POWYS COUNTY COUNCIL

PORTFOLIO HOLDER DELEGATED DECISION

by

County Councillor James Evans

**Portfolio Holder for Corporate Governance, Housing & Public Protection
September 2018**

REPORT AUTHOR: Housing Policy and Strategy Officer

SUBJECT: The adoption of a local lettings scheme for Fairview, Temple Street, Llandrindod Wells

REPORT FOR: Decision

1. Summary

- 1.1. This report sets out the proposed policy regarding the allocation of accommodation at Fairview, Llandrindod Wells which is being transformed to provide secure and fully accessible housing in the form of one and two bedroom apartments for vulnerable individuals or those with physical or learning disabilities.
- 1.2. Please refer to Appendices 1 and 2 Fairview Allocation Policy and Fairview Impact Assessment for further information.

2. Proposal

- 2.1. In 2015, approval was given by the Integrated Care Programme for Older Persons (ICPOP) for Housing, Adult Social Care and Powys teaching Health Board to review and agree amendments to the proposed design of Fairview to provide fit for purpose accommodation that is not currently available in the Llandrindod Wells area.
- 2.2. It is the aim for the Housing Service to work alongside Adult Social Care and the Powys Teaching Health Board to allocate the flats according to a specific local lettings scheme for the block.
- 2.3. Although the scheme sits outside of the Common Housing Allocations policy, in order to achieve consistency there are certain parallels between the two policies with housing need and local connection being key criteria.
- 2.4. In addition to being in housing need, an applicant must have either a physical disability, learning disability or be a “vulnerable” individual.

- 2.5. When determining whether an applicant is vulnerable, consideration will be given to the priority need criteria contained within s70 of the Housing Wales Act 2014 which states “a person who is vulnerable as a result of some special reason” and the corresponding guidance within Chapter 16 of the “Code of Guidance for Local Authorities on Allocation of Accommodation and Homelessness”
- 2.6. A unit of accommodation will be allocated by a panel which will consist of officers from within housing and adult social care as well as any other professionals where deemed necessary.
- 2.7. When allocating, consideration will be given to the need to maintain a balanced community within Fairview.
- 2.8. Consultation took place with:
 - Working group of Housing, Adult Social Care, Autism Awareness staff
 - Tenant Liaison Forum
 - Housing Group 100
 - Legal Services
- 2.9. The report is supported by the following appendices:
 - 1: Fairview Allocation Policy
 - 2: Single Integrated Impact Assessment

3. Options Considered / Available

- 3.1. Approve the policy and procedure. This will ensure appropriate allocations are made to address and sustain the currently unmet need of vulnerable individuals in Llandrindod Wells and Powys and provide clarity and consistency across the County in doing so.
- 3.2. Do not approve the policy. This will result in the accommodation remaining empty and potentially falling into disrepair.

4. Preferred Choice and Reasons

- 4.1 The preferred choice is to approve the policy for the reasons provided above.

5. Impact Assessment

- 5.1 Is an impact assessment required? Yes
- 5.2 If yes is it attached? Yes

6. Corporate Improvement Plan

- 6.1 The policy feeds into the Councils priority of “Health and care: We will lead the way in providing effective, integrated health and care in a rural environment”, as it will help to ensure that suitable housing for everyone, including those with disabilities and vulnerable individuals, is provided.
- 6.2 It also helps to meet the wellbeing goal of “A more Equal Wales” as the policy recognises that everyone’s needs are met in different way and this accommodation will provide a safe and secure home for people who want to live independent and healthy lives within their community, but need a little more support to do so.
- 6.3 The policy also helps to ensure the wellbeing goal “A Wales of Cohesive Communities” as it allows the Council to maintain a stable situation on site by giving consideration to having a mixed community based on people’s needs and vulnerability and ensuring that potential households will be compatible with other existing household groups so as not to destabilise the harmony of life for existing occupants.

7. Local Member(s)

- 7.1 At the current moment the policy and procedure may have significance for those local members covering the Llandrindod Wells area due to the location of Fairview, however ultimately the policy will apply county wide.

8. Other Front Line Services

Does the recommendation impact on other services run by the Council or on behalf of the Council? Yes

The availability of accommodation is a priority for people experiencing disabilities in Powys as it provides the opportunity for people to optimise their ability to live independent lives. Access to good quality housing will enable people to step down from more intensive levels of support as well as enabling people to return to Powys where they may be accommodated away from their families and communities.

9. Communications

Have Communications seen a copy of this report? Yes

Have they made a comment? If Yes.

No proactive communication action required, service specific consultation has been undertaken.

10. Support Services (Legal, Finance, Corporate Property, HR, ICT, Business Services)

- 10.1 Legal – The recommendations can be supported from a legal point of view.
- 10.2 Finance – The Finance Business Partner approves the policy and procedure which will not have any budgetary implications.

11. Scrutiny

- 11.1 Has this report been scrutinised? No

12. Statutory Officers

- 12.1 The Solicitor to the Council (Monitoring Officer) commented as follows: “I note the legal comments and have nothing to add to the report.”
- 12.2 The Head of Financial Services (Deputy Section 151 Officer) notes the comments of the Finance Business Partner.

13. Members’ Interests

The Monitoring Officer is not aware of any specific interests that may arise in relation to this report. If the Portfolio Holder has an interest, he/ she should declare it, complete the relevant notification for and refer the matter to Cabinet for decision.

Recommendation: To approve the Fairview Allocation Policy in Appendix 1 to the report	Reason for Recommendation: This will ensure appropriate allocations are made to address and sustain the currently unmet needs of vulnerable individuals in Llandrindod Wells and Powys and provide clarity and consistency across the County in doing so.
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Relevant Policy (ies):			
Within Policy:	Y	Within Budget:	Y

Relevant Local Member(s):	All members
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Person(s) To Implement Decision:	Simon Inkson
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Date By When Decision To Be Implemented:	October 2018
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Background Papers used to prepare Report:

DELEGATED DECISION REPORT TEMPLATE VERSION 5