

SUBJECT:	REPURPOSING OF SEVERN VIEW RESIDENTIAL HOME, CHEPSTOW
MEETING:	CABINET
DATE:	22nd May 2024
DIVISION/WARDS AFFECTED:	ALL

1. PURPOSE

- 1.1 To seek approval for the repurposing of Severn View Residential Home, Chepstow to support policy objectives around temporary accommodation, in accordance with the Rapid Rehousing Strategy.

2. RECOMMENDATIONS:

That Cabinet:

- 2.1 Agrees to the repurposing of Severn View Residential Home, Chepstow, now vacated, for the use of temporary housing accommodation.
- 2.2 Agrees to delegate authority for approval of the final business case to the Chief Officers for Communities & Place and Resources, in consultation with the Deputy Leader and Cabinet Member for a Sustainable Economy and the Cabinet Member for Resources.
- 2.3 Agrees to fund the consequential shortfall in capital funding for the Severn View Parc development costs of £900,000 from the existing capital receipts reserve. The capital receipts reserve would subsequently be replenished when the receipt is eventually realised.

3. KEY ISSUES:

- 3.1 Severn View Residential Home in Chepstow was constructed in 1966 and is located within the settlement of Chepstow. The Home was registered with Care Inspectorate Wales (CIW) to provide personal care to a maximum of 32 residents who are over 65 years of age and have dementia needs.
- 3.2 Severn View Residential Home closed its operations, following completion and CIW approval, of the new Severn View Parc Care Home in Portskewett in March 2024. A 2018 December Full Council decision determined that the sale of Severn View Residential Home would be available for disposal following completion of the new development and relocation of residents to the new home.
- 3.3 Aligning with the previous Cabinet and Council approval of the Rapid Rehousing Strategy, as well as the Council's Asset Management Strategy, consideration has been given to any potential for repurposing this property prior to declaring the asset surplus to requirements. The Council recognises an urgent need for housing to

support policy objectives to alleviate pressures with homelessness and to reduce the reliance on private rented accommodation.

- 3.4 The Council's Housing Team rent existing B&B accommodation in Chepstow for 17 individuals at an annual net revenue cost of £471,058. It is considered feasible that a single wing (ground and first floor) of Severn View Residential Home could be repurposed to accommodate these individuals. This would result in significant financial savings resulting from the avoided cost of renting private premises. The asset would also provide more suitable and better-quality temporary accommodation.
- 3.5 It is therefore proposed that as part of the repurposing to temporary accommodation, the Housing Team will provide on-site floating support services, utilising the property's communal spaces. The vision for this service would include four or five floating support workers. This would result in a proposed change to the current contract, which is in the process of being negotiated with current support providers, should the proposal be approved.
- 3.6 An MCC employed Scheme Coordinator for the facility is also proposed, who would provide consistent support to residents and manage the building during office hours, ensuring positive outcomes for residents and minimising the potential for any incidents. The Scheme Coordinator will be supported by an existing Council Housing Accommodation Officer who will visit regularly, and two 24 hours on site-security personnel, who will be relocated from the current B&B accommodation.
- 3.7 It is not anticipated that sufficient need exists, to occupy the entirety of the property. Therefore, discussions are ongoing with other internal services to explore opportunities to maximise the asset with complementary uses, such as providing a suitable location for the Council's 'Community Meals' catering facility. There is also an ambition, that this facility could offer an on-site cookery school, specialising in the provision of bespoke meals for those with specific dietary needs. This facility could therefore also present training opportunities for residents who wish to upskill.
- 3.8 Planning 'change of use' (COU) consent would be required to utilise the asset for the purpose of providing temporary accommodation. The LPA have confirmed any COU application should be accompanied by a site management plan, information on anticipated parking/traffic movements, and any biodiversity mitigation because of the nature of the proposed repurposing. This application has now been submitted.
- 3.9 The asset requires investment to repurpose. This would include decoration and replacement of fixtures and fittings throughout, changes to the existing bathrooms, external works including ground clearance and replacement of guttering/facias, fire sprinklers would also need to be installed. A schedule of works has been produced by MCC Housing with support from Landlord Services. The indicative costs of the works are in the region of £250,000. Quotations are being sought via tender for the refurbishment works. Value engineering will be undertaken to ensure the property is legally compliant in a suitable condition. Subject to approval of the change of use application, the targeted completion and occupancy date is November 2024.

- 3.10 The financing of the new Severn View Parc care home capital scheme included part funding from capital receipts, aided by the disposal of the Severn View site, which was estimated at £900,000. With the Severn View site instead being repurposed as per this proposal, the capital receipts reserve will still need to be drawn on to part fund the new care home project, but with the reserve ultimately being replenished upon the eventual disposal of Severn View.
- 3.11 The asset is to be retained within the Social Care portfolio until such time that the relocation of residents from the existing care home to Severn View Parc Care Home has been completed. This is anticipated to be completed by the 1st of June 2024. MCC will carry property holding costs for the vacant asset.
- 3.12 The proposed use would be subject to regular monitoring. If a decision was taken to stand down the proposed alternative use of this asset, suitable properties would be needed to enable tenants to move on and be able to live independently. For any tenants who may have intensive and high support needs at that time, Housing First accommodation or a specialist supported housing facility would need to be available to enable the residents to move to an alternative location.

4. EQUALITY AND FUTURE GENERATIONS EVALUATION (INCLUDES SOCIAL JUSTICE, SAFEGUARDING AND CORPORATE PARENTING):

- 4.1 The Equality and Future Generations Evaluation Assessment (Appendix One) details the following positive impacts which include:
- An opportunity to improve temporary housing accommodation;
 - The provision of better-quality accommodation in the County for those with high homeless and support needs;
 - An opportunity to generate revenue and capital savings through the reduced reliance on private hire of B&B;
 - The development of local accommodation provision to enable the service to plan in the medium and longer term;
 - Less delays in being able to provide sustainable accommodation options;
 - An opportunity to improve access to supportive services, providing better access to support nearer home;
 - A positive contribution to the health and well-being of homeless households which are likely to also impact positively on Social Care clients and the Directorates priorities.

4.2 There are no negative impacts associated with this proposal.

5. OPTIONS APPRAISAL

5.1 An options appraisal has been undertaken in Table One below and can be summarised as follows:

Table One – Options Appraisal

Option	Positives	Negatives	Recommended?
--------	-----------	-----------	--------------

<p>Retain the asset and repurpose for internal service need, namely temporary housing.</p>	<p>The Council will make best use of a vacant asset and provide safe and more sustainable accommodation offer which provides a more suitable alternative to B&B.</p> <p>Prevents the need to acquire additional property to meet an identified specific need, reducing revenue and capital outlay.</p> <p>Opportunity to provide a hub-type facility with onsite, multi-agency support to reduce the time spent in temporary accommodation.</p> <p>Opportunity to strengthen homelessness prevention through earlier intervention.</p> <p>Potential to both quickly generate rental income and reduce existing revenue costs.</p> <p>Ability to move clients in quickly to avoid building being vacant for a lengthy period, incurring property holding costs.</p>	<p>Planning may be refused for change of use, resulting in additional delay in disposing of the asset.</p> <p>Ongoing maintenance and servicing costs will be required. The property requires investment and refurbishment to meet requirements.</p> <p>Not all of the property will be required for the proposal, therefore parts of the property will remain vacant and potentially fall into disrepair.</p> <p>Complementary uses are being explored for the areas not immediately required under this proposal, for additional temporary accommodation use e.g., emergency placements, physical disability.</p>	<p>Yes</p>
<p>Sell the property for development and to achieve a capital receipt</p>	<p>Achieves a capital receipt to support the capital program.</p> <p>Facilitates the development of housing, including affordable housing.</p> <p>Removes the maintenance liability and holding costs for a large asset.</p>	<p>MCC will continue to incur holding costs and carry risks associated with vacant property (security, disrepair, etc.) until such time that a disposal is completed.</p> <p>Continuing maintenance liability.</p>	<p>No</p>

<p>Retain the asset short term whilst securing planning consent and marketing for the demolition and redevelopment of the site</p>	<p>Enables revenue savings to be achieved for a period of 5 years, whilst a new housing scheme is progressed, and purchaser or development partner identified.</p> <p>Generates a greater capital receipt for land to support the capital program.</p> <p>Increases MCC's influence over the scheme's development, maximizing the type of housing in need to meet the Council's core objectives.</p> <p>Affords time to explore joint venture opportunities to develop the site, which would establish shared risk and development expertise.</p>	<p>Management and financial implications of standing up and down a temporary use.</p> <p>Development risks, including planning related costs.</p> <p>Financial and budgetary risks associated with uncertain property market and local/national economy issues.</p>	<p>No</p>
---	---	---	-----------

5.2 Table 2 below details the current issues and the solutions this proposal will present.

Table Two – Issues and Solutions

Current Issues	Solutions this proposal will present
<p>The Council's current provision of Temporary Accommodation is through leases with private landlords and RSLs, including extensive use of bed and breakfast accommodation.</p>	<p>This proposal is to repurpose the Council owned residential home to provide Temporary Accommodation for homeless households, thereby reducing the reliance on bed and breakfast accommodation.</p>
<p>The current financial implications of the current use of B & B accommodation are unsustainable.</p>	<p>The proposal contributes to the Council's Rapid Rehousing Transition Plan.</p>

5.3 Risks and Mitigation

A Risk Assessment has also been undertaken and is detailed in Table Three below which mitigates risks identified in the Strategic Risk Register:

Table Three – Risk Assessment

Risk/Point of Failure	Reason why identified (evidence)	Risk Level (High, Medium or Low)	Mitigating Actions	Performance Monitoring
Unable to reduce number of residents requiring temporary accommodation	<p>Numbers of applicants constantly fluctuate.</p> <p>Potential inability to prevent homelessness e.g., late presentations.</p> <p>Fluctuations in move-on accommodation availability</p>	High	<p>Maximise opportunities for early intervention to prevent homelessness e.g., Discretionary Homeless Prevention Grants, joint working with other support agencies.</p> <p>Maintain strong relationships with existing landlords to avoid an increase in resident numbers.</p> <p>Provision of specialist support e.g., Housing First Officers (potentially subject to HSG funding)</p> <p>Regular monitoring of Rapid Rehousing progress</p>	<ul style="list-style-type: none"> No. homeless applications received. Level of successful prevention No. of S73 duties discharged. No. of residents in Temporary Accommodation including B & B Time spent in Temporary Accommodation reduced. Reduction in support needs from intensive and high to medium/low
Delays in alternative suitable properties becoming available	<p>Lack of affordable properties available</p> <p>Fluctuations in turnover of social housing</p> <p>Future capital grant funding streams could reduce the impact on future pipeline of new build/acquisitions.</p>	High	<p>Continue work with Landlord Services to identify alternative properties.</p> <p>Regular monitoring of Rapid Rehousing progress</p>	<ul style="list-style-type: none"> No. of leased properties taken Reduction in number of residents in temporary accommodation
Extensive refurbishment works required to make the asset suitable for repurposing.	The building requires renovation to meet the specific needs of new users. Change of use consent stipulates the need for the installation of fire sprinklers.	High	Housing and Landlord Services work together to identify value engineering opportunities and appropriate scope of works.	<ul style="list-style-type: none"> Ongoing scrutiny of the tender costs and post-completion success of the proposals.
Failure to secure Change of Use consent, or to repurpose/disposal of the property resulting in it falling into further disrepair	MCC will continue to incur holding costs whilst the asset is empty, inclusive of insurance, rates, utilities, security, etc.	Medium	Granting change of use, or disposal of the property would reduce the period over which it is vacant.	Ongoing cost of holding property and budgetary impact of failure to achieve savings.

6. REASONS

- 6.1 The Council has a duty to prevent and respond to homelessness under the Housing (Wales) Act 2014.
- 6.2 The Council is expected to support and comply with Welsh Government Guidance – Coronavirus (COVID-19): Local Authority support for rough sleepers April 2020 and Phase 2 Planning Guidance for Homelessness & Housing Related Support.
- 6.3 The proposal also supports the Council to meet the Welsh Government requirement to adopt a Rapid Re-Housing approach to homelessness as per the Rapid Re-Housing Plan approved by [Cabinet – 5th April 2023](#) whilst also addressing other relevant policy documents such as [Homelessness strategy | GOV.WALES; Ending homelessness in Wales: a high level action plan 2021 to 2026 \(gov.wales\); and Homelessness accommodation provision and rough sleeping: July 2022 | GOV.WALES](#)
- 6.4 Retention of the asset retains MCC's ability to progress development of the asset in future. The site is inside the development boundary and there is a presumption in favour of development. The site has limited planning constraints.

7. FINANCIAL IMPLICATIONS

- 7.1 Budget modelling has identified a projected full year revenue budget saving of £637,000 against current provision as listed in Table 1 below :-

Table1

Description	External Provider	In-House Model
B&B Accommodation (Net of DWP income)	432,281	-
Security	302,615	302,615
Damage Repair	38,777	25,000
Premises (incl Cleaning, Rates and Maintenance)		54,578
Utilities		70,000
Staffing (On-site Manager)		44,648
Total Expenditure	773,673	496,841
Housing Prevention Grant	(302,615)	
Housing Prevention Grant Required For New Model		(136,332)
Housing Prevention Grant Released to offset other Costs within Housing Budget		(166,283)
Rent		(347,912)
Service Charge		(12,597)
Total Income	(302,615)	(663,124)
Net Cost	471,058	(166,283)
Saving Against Current Model		(637,341)

- 7.2 The movement from temporary B&B provision to a more permanent housing provision that is provided by the Council results in the Council being able to claim full Housing

Benefit subsidy against rental payments, as opposed to only a partial claim against temporary B&B costs. This has the consequential impact of releasing grant funding which would otherwise have been used to bridge the shortfall. Therefore, the net saving figure includes £166,283 that can be released to fund other core costs within Housing. This saving will be reflected within other services but is included here so that the overall benefit is captured in the business case.

- 7.3 The 24/25 Revenue budget included a saving target of £400,000 for Housing/rehousing projects and the modelling above indicates that this will be exceeded in a full year of operation. Due to the delays in bringing the site online we are projecting that we will only capture part of the saving in 24/25 resulting in a £100,330 shortfall against saving target as listed in Table 2 below. Included in this shortfall figure is £19,000 of one-off set-up costs which will be incurred in the first year.

Table 2

2024-25 Projection		£
Expected 12 Month saving		(637,341)
Less : Impact of 6-month delay		318,670
Less : Set-up Costs		19,000
Total Potential Saving 24-25		(299,670)
Budgeted Saving 24-25		(400,000)
Potential Saving Shortfall 24-25		100,330

- 7.4 Mitigating against the above £100,330 shortfall is a priority of Housing & Communities. On-going actions will continue to maximise homeless prevention, minimise the number of households needing temporary accommodation and identify further temporary and permanent accommodation that provides a more suitable and cost-effective alternative to B & B accommodation. More specifically a recent restructure has been completed to ensure full strategic alignment between the Council's Housing Support Grant and Homeless functions and of relevance to homeless prevention, the recommissioning of the Housing Support Grant programme is scheduled to be completed by 1st April 2025.
- 7.5 The £250,000 capital refurbishment works will be funded from the Housing Provision capital budget that was approved by Council in 22-23 to "address the longer-term housing needs of the homeless within the County and that looks to create a more sustainable and cost-effective approach following the change in Welsh Government policy". The revenue budget implications of this are already captured within the Council's revenue medium term revenue budgets and therefore there are no consequential revenue budget implications on the service.
- 7.6 The financing of the new Severn View Parc care home capital scheme included part funding from capital receipts, aided by the disposal of the Severn View site which was estimated at £900,000. With the Severn View site instead being repurposed as per this proposal, the capital receipts reserve will still need be drawn on to part fund the new care home project, but with the reserve ultimately being replenished upon the eventual disposal of Severn View. The delay in generating the capital receipt will have an impact upon the Council's cash balances and will result in overall net interest payable being slightly higher, however this will be managed within the overall treasury management activities of the Council.

8. CONSULTEES

Cabinet

Senior Leadership Team

Landlord Services (Estates and Property Services)

Communities and Place Leadership Team

Housing and Communities Team

MCC Legal Services

Head of Finance

Local Ward Members

9. BACKGROUND PAPERS:

Appendix 1 – Equality and Future Generations Evaluation

10. AUTHORS:

Nick Keyse – Acting Head of Landlord Services

Cath Fallon – Head of Rural Development, Housing and Partnerships

12. CONTACT DETAILS:

nicholaskeyse@monmouthshire.gov.uk

cathfallon@monmouthshire.gov.uk



monmouthshire
sir fynwy

Integrated Impact Assessment document (incorporating Equalities, Future Generations, Welsh Language and Socio-Economic Duty)

<p>Name of the Officer completing the evaluation Nick Keyse / Cath Fallon</p> <p>Phone no: 01633 644773 Email: nicholaskeyse@monmouthshire.gov.uk / cathfallon@monmouthshire.gov.uk</p>	<p>Please give a brief description of the aims of the proposal To seek approval for the repurposing of Severn View Residential Home, Chepstow to support policy objectives around temporary accommodation, in accordance with the Rapid Rehousing Strategy.</p>
<p>Name of Service area Landlord Services / Housing</p>	<p>Date 15/05/2024</p>

1. **Are your proposals going to affect any people or groups of people with protected characteristics?** Please explain the impact, the evidence you have used and any action you are taking below.

Protected Characteristics	Describe any positive impacts your proposal has on the protected characteristic	Describe any negative impacts your proposal has on the protected characteristic	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?
Age	This proposal affects people of all ages from 16+ including older persons by virtue of making more accommodation available in Monmouthshire. This property will have the potential to support people of all protected characteristics	None	Repurposing an existing asset to meet temporary housing need will complement other housing options.

Protected Characteristics	Describe any positive impacts your proposal has on the protected characteristic	Describe any negative impacts your proposal has on the protected characteristic	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?
Disability	The property is DDA compliant. Investment will be made in the property to ensure it meets the appropriate guidelines.	As above	As above
Gender reassignment	As above	As above	As above
Marriage or civil partnership	As above	As above	As above
Pregnancy or maternity	As above	As above	As above
Race	As above	As above	As above
Religion or Belief	As above	As above	As above
Sex	As above	As above	As above

Protected Characteristics	Describe any positive impacts your proposal has on the protected characteristic	Describe any negative impacts your proposal has on the protected characteristic	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?
Sexual Orientation	As above	As above	As above

2. The Socio-economic Duty and Social Justice

The Socio-economic Duty requires public bodies to have due regard to the need to reduce inequalities of outcome which result from socio-economic disadvantage when taking key decisions This duty aligns with our commitment as an authority to Social Justice.

	Describe any positive impacts your proposal has in respect of people suffering socio economic disadvantage	Describe any negative impacts your proposal has in respect of people suffering socio economic disadvantage.	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?

<p>Socio-economic Duty and Social Justice</p>	<p>It is recognised that homelessness is often characterised by issues such as: low income; affordability; impact of childhood trauma; substance misuse; accessing employment / training opportunities; barriers to accessing mental health and lack of independent living skills.</p> <p>The provision of temporary and sustainable accommodation therefore benefits those experiencing socio economic disadvantage. Good quality accommodation also supports wider priorities such as health and well-being, poverty, employment opportunities etc.</p>	<p>There are no negative impacts associated with this proposal.</p>	<p>It will be an on-going action to identify opportunities to strengthen homeless prevention, improve affordable housing provision and support homeless actions through social poverty actions and partnership arrangements.</p> <p>The proposal mitigates against chaotic lifestyles by seeking to provide safe and secure accommodation through which lives can be rebuilt.</p>
--	---	---	---

3. Policy making and the Welsh language.

How does your proposal impact on the following aspects of the Council's Welsh Language Standards:	Describe the positive impacts of this proposal	Describe the negative impacts of this proposal	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts
Policy Making Effects on the use of the Welsh language, Promoting Welsh language Treating the Welsh language, no less favourably	Neutral impact	None	N/A
Operational Recruitment & Training of workforce	This proposal requires the appointment of staff to manage the site including associated services. Housing & Communities colleagues encourage the appointment of Welsh Language speakers and offers staff Welsh Language training	None	N/A
Service delivery Use of Welsh language in service delivery Promoting use of the language	Neutral impact	None	N/A

4. Does your proposal deliver any of the well-being goals below? Please explain the impact (positive and negative) you expect, together with suggestions of how to mitigate negative impacts or better contribute to the goal. There's no need to put something in every box if it is not relevant!

Well Being Goal	Does the proposal contribute to this goal? Describe the positive and negative impacts.	What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?
<p>A prosperous Wales Efficient use of resources, skilled, educated people, generates wealth, provides jobs</p>	<p>Positive: Positively contributes to increasing housing options in Monmouthshire. Helps to reduce the use of bed and breakfast accommodation. Any remodelling and refurbishment work required will also support the local construction sector and wider economy.</p> <p>Negative: None</p>	<p>It is an on-going priority for the Council to increase the provision of self-contained temporary accommodation and reduce reliance on bed & breakfast accommodation. Homeless prevention work will continue.</p>
<p>A resilient Wales Maintain and enhance biodiversity and ecosystems that support resilience and can adapt to change (e.g., climate change)</p>	<p>Positive: N/A Negative: N/A</p>	<p>Biodiversity enhancement opportunities will be considered as part of the Change of Use application.</p>
<p>A healthier Wales People's physical and mental wellbeing is maximized, and health impacts are understood</p>	<p>Positive: Positively contributes to the health of homeless persons. Good housing supports well-being. Negative: N/A</p>	<p>The proposal will align with the Housing Support Grant programme to enable residents to access housing support and help to maintain their accommodation.</p>
<p>A Wales of cohesive communities Communities are attractive, viable, safe, and well connected</p>	<p>Positive: Positively contributes by effectively increasing housing supply thereby helping local people remain in their home communities. Negative: N/A</p>	<p>N/A</p>
<p>A globally responsible Wales</p>	<p>Positive: Positively contributes to the health of homeless households.</p>	<p>N/A.</p>

Well Being Goal	Does the proposal contribute to this goal? Describe the positive and negative impacts.	What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?
Taking account of impact on global well-being when considering local social, economic, and environmental wellbeing	Any remodelling and refurbishment work required will aim to improve and maximise the energy efficiency of the property where opportunities exist to do so. Negative: N/A	
A Wales of vibrant culture and thriving Welsh language Culture, heritage, and Welsh language are promoted and protected. People are encouraged to do sport, art, and recreation	Positive: N/A Negative: N/A	N/A
A more equal Wales People can fulfil their potential no matter what their background or circumstances	Positive: The proposal both strengthens the quality and availability of homeless accommodation. It presents opportunities to provide supportive services via communal spaces in the asset, increasing the stability in people's lives through improving opportunities in respect of personal finances; employment; training etc. Negative: N/A	N/A

5. How has your proposal embedded and prioritised the sustainable governance principles in its development?

Sustainable Development Principle	Does your proposal demonstrate you have met this principle? If yes, describe how. If not explain why.	Are there any additional actions to be taken to mitigate any negative impacts or better contribute to positive impacts?
 <p data-bbox="203 596 360 671">Long Term future</p> <p data-bbox="405 384 555 635">Balancing short term need with long term and planning for the future</p>	<p data-bbox="591 314 1312 639">The proposal seeks to provide a short-term/temporary housing intervention option for Housing colleagues which will need to be underpinned by the potential availability of housing support and eventually Rapid Re-housing to long-term housing solutions. Some of the short-term options provide stability from which plans can be made for longer term housing needs to be met e.g., move on and permanent accommodation.</p> <p data-bbox="591 644 1312 715">The proposal is about sustainable solutions and minimising the potential to set people up to fail.</p>	<p data-bbox="1332 347 2027 418">The Council is transitioning to a Rapid Rehousing Approach as required by Welsh Government</p>
 <p data-bbox="203 1082 371 1110">Collaboration</p> <p data-bbox="412 869 562 1086">Working together with other partners to deliver objectives</p>	<p data-bbox="591 756 1312 1007">This proposal is all about supporting Welsh Government to implement the emerging Phase 2 Welsh Government homeless policy and transition to a Rapid Rehousing Approach to homelessness. Homeless applicants benefiting from the proposal may receive support from housing support providers.</p> <p data-bbox="591 1011 1312 1220">The proposal supports Health (good accommodation contributes to well-being etc.) and Social Care (good accommodation supports families, care leavers and corporate parenting etc) and Police/Public Protection (greater options for potentially placing offenders)</p>	<p data-bbox="1332 756 2027 858">Arrangements already exist with housing associations and private landlords and links are in place with the Police and Probation.</p>

Sustainable Development Principle	Does your proposal demonstrate you have met this principle? If yes, describe how. If not explain why.	Are there any additional actions to be taken to mitigate any negative impacts or better contribute to positive impacts?
 <p>Involvement</p> <p>Involving those with an interest and seeking their views</p>	<p>Estates have and are working closely with Housing colleagues who are in support of the proposals. The Council's Housing department has met with Welsh Government about the proposal and routinely liaises with Welsh Government's Relationships Manager. The Housing Support Commissioning & Operations Manager, Estates and Finance have also been involved.</p>	<p>N/A</p>
 <p>Prevention</p> <p>Putting resources into preventing problems occurring or getting worse</p>	<p>The proposal is about strengthening and improving accommodation availability to offset the need to use inappropriate temporary accommodation and the associated expenditure.</p>	<p>Resources are already being directed towards mitigating against homelessness through trying to prevent homelessness and acquiring accommodation elsewhere in Monmouthshire.</p>

Sustainable Development Principle	Does your proposal demonstrate you have met this principle? If yes, describe how. If not explain why.	Are there any additional actions to be taken to mitigate any negative impacts or better contribute to positive impacts?
 <p data-bbox="237 560 376 587">Integration</p> <p data-bbox="203 608 524 743">Considering impact on all wellbeing goals together and on other bodies</p>	<p data-bbox="589 312 1301 456">The proposal indirectly positively impacts on well-being e.g., potential for additional good quality accommodation supports well-being and potential additional income for empty property owners.</p>	<p data-bbox="1335 312 1391 339">N/A</p>

6. Council has agreed the need to consider the impact its decisions has on the following important responsibilities: Corporate Parenting and Safeguarding. Are your proposals going to affect any of these responsibilities?

	Describe any positive impacts your proposal has	Describe any negative impacts your proposal has	What will you do/ have you done to mitigate any negative impacts or better contribute to positive impacts?
Safeguarding	The proposal supports households where there could be safeguarding issues by providing safe and secure temporary accommodation.	None.	N/A
Corporate Parenting	The proposal supports Corporate Parenting by potentially providing safe and secure accommodation.	None.	N/A

7. What evidence and data has informed the development of your proposal?

Evidence has been gathered and provided by Housing colleagues in the following ways:

- Housing Options Team service activity e.g., numbers in B & B accommodation; homeless presentations.
- Consideration of current pressures being faced by Housing Options because of the statutory duty to accommodate all homeless households.
- Strategic overview of the temporary accommodation available and gaps in current provision.

The legislation and good practice which have informed the policy revisions are:

- Section 123 of the Local Government Act 1972
- Section 122 Local Government Act
- Planning Policy Wales and the guidance set out in Welsh Government Circular 003/2019: Compulsory Purchase in Wales and 'The Criche Down Rules (Wales Version, 2020)'
- Housing Act 1996.
- Housing (Wales) Act 2014.

- Welsh Government's Code of Guidance for Local Authorities on the Allocation of Accommodation and Homelessness.
- The Allocation of Housing and Homelessness (Eligibility)(Wales) Regulations.
- Welsh Government Phase 2 Planning Guidance for Homelessness & Housing Related Support.
- Crime and Disorder Act 1998.
- Equalities Act 2010.
- Data Protection Act 2018.
- Welsh Government, Developing a Rapid Rehousing Transition Plan 2022-2027

8. SUMMARY: As a result of completing this form, what are the main positive and negative impacts of your proposal, how have they informed/changed the development of the proposal so far and what will you be doing in future?

This section should summarise the key issues arising from the evaluation. This summary must be included in the Committee report template

Positive -

The positive impacts of this proposal are:

- Additional housing options in terms of numbers of properties and type to assist homeless households.
- Better quality self-contained accommodation.
- Provides a settled period for applicants to access help and support.
- A wider range of housing support.
- It contributes to the health and well-being of homeless households.
- Makes best use of Council property assets bringing vacant properties back into use.

Negative

None.

9. ACTIONS: As a result of completing this form are there any further actions you will be undertaking? Please detail them below, if applicable.

What are you going to do	When are you going to do it?	Who is responsible
Continue to work alongside Housing (and Children's Services colleagues) to support their specific needs in particular homelessness prevention to prevent temporary accommodation placements wherever possible.	On-going. This is a priority to minimize the numbers of people approaching the Council who need accommodation	Estates, Housing Options Team Manager and Childrens Services Manager/Eliminate Project Lead
Consider and plan next steps and responsibilities.	On going	Strategy & Policy Officer, Homes & Communities Manager, Estates Manager, Childrens Services Manager/Eliminate Project Lead

10. VERSION CONTROL: The Equality and Future Generations Evaluation should be used at the earliest stage, such as informally within your service, and then further developed throughout the decision-making process. It is important to keep a record of this process to demonstrate how you have considered and built-in equality and future generations considerations wherever possible.

Version No.	Decision making stage	Date considered	Brief description of any amendments made following consideration
1.	SLT/Cabinet Members	15 th May 2024	