



City of Westminster

# Cabinet Member Report

<b>Meeting or Decision Maker:</b>	Cabinet Member for Communities and Regeneration
<b>Date:</b>	17 <sup>th</sup> March 2022
<b>Classification:</b>	General Release
<b>Title:</b>	Greater London Authority (GLA) Care and Specialist Supported Housing (CASSH) Contract
<b>Wards Affected:</b>	Non Ward Specific
<b>City for All/Policy Context:</b>	<p>The Council has a City for All objective to maximising affordable housing in the borough, and supporting vulnerable and those in supported living, including a leading dementia friendly city.</p> <p>To support delivery of this objective, the Council is entering into contract in order to deliver against the GLA's – Care and Specialist Supported Housing programme.</p>
<b>Cabinet Member:</b>	Cabinet Member for Communities and Regeneration
<b>Key Decision:</b>	Report involves a Key Decision and was included on the list of forthcoming decision on 31 <sup>st</sup> January 2021.
<b>Financial Summary:</b>	The Grant Agreement provides total funding of £1,800,000 contingent on the delivery of 15 Care and Supported Homes on the Lisson Arches development scheme.
<b>Report of:</b>	Debbie Jackson

## **1. Executive Summary**

- 1.1. Westminster City Council (the Council) has applied, through the GLA's 'Care and Specialist Supported Housing (CASSH) programme, for grant funding for 15 'Community Supported homes' on the Lisson Arches development scheme.
- 1.2. £1.8M of Department of Health (DoH) funding has been secured, via the GLA, equating to £120k per home. To receive the funding the Council is required to enter into a Grant Agreement with the GLA, see appendix B of this report.
- 1.3. A further £16M of Care and Specialist Supported Housing (CASSH) funding has been secured for Carlton Dene and Balmoral developments. However, because the GLA does not yet have a Memorandum of Understanding in place with the DoH, this will require a separate contract which will be executed in 2022/23.

## **2. Recommendations**

2.1. That the Cabinet Member for Communities and Regeneration:

- 2.1.1. Approves the Council to enter into the Care and Specialist Supported Housing (CASSH) grant agreement with the GLA, covering the Lisson Arches development scheme.
- 2.1.2. Delegates to the Executive Director of Growth, Planning and Housing to agree the terms of and authority to enter into the second CASSH grant agreement, when it is brought forward by the GLA.

## **3. Reasons for Decision**

- 3.1. Following a successful funding bid application, the Council is required to enter into a Care and Specialist Supported Housing (CASSH) grant agreement with the GLA to receive the funding.

## **4. Background, including Policy Context**

- 4.1. The Council has a City for All objective to maximise the provision of affordable housing with a particular focus on creating vibrant communities that are safe, happy, and healthy for all.
- 4.2. The vision challenges the Council to prioritise its resources on those who need help the most, whilst also maintaining the standards expected by the City's residents. The publication states the councils aim:

“to ensure people can stay in Westminster as their care needs increase”

“renew focus on supporting vulnerable and those in supported living, including a leading dementia friendly city...”

4.3. This is a further reassertion of the 2010 Joint Commissioning Strategy for Older People, for which the key objective was:

“To enable people in later life, and their carers’, to achieve their potential for health and wellbeing so that they are able to be as independent as possible; live their lives as they wish; and live safely with dignity in appropriate housing as active and valued members of their communities, with access to high quality and personalised healthcare, social care and support when needed.”

4.4. The Council has secured circa £18M in Department of Health (DoH) funding, via the GLA, to part fund the construction of Community Supported and Extra Care Housing.

4.5. £5.7M of the funding will fund construction of Community Supportive Housing at the Lisson Arches and Balmoral developments. These homes enable older people to live independently.

4.6. A further £12M will fund 65 Extra Care homes at the Carlton Dene development, which forms part of the Specialist Housing Strategy for Older People Programme (SHSOP).

4.7. To claim funding for the first of these schemes, Lisson Arches, the Council is required to enter into a contractual grant agreement with the GLA, appendix B of this report.

4.8. The GLA currently has a Memorandum of Understanding (MoU) in place with the DoH only for 2021/22. Therefore, at this stage, the Grant Agreement only covers the £1.8m for Lisson Arches, with a separate future agreement for Carlton Dene and Balmoral following in 2022/23, once the GLA has a new MoU in place with DoH.

4.9. Legal colleagues have reviewed the grant agreement and provide comment below under item 6: Legal Implications.

## **5. Financial Implications**

5.1. The Council has secured £18m of GLA CASSH grant across Carlton Dene, Balmoral and Lisson Arches. While the grant for Carlton Dene and Balmoral had been included in the HRA Business plan, the £1.8m for Lisson Arches is new funding and will improve the overall position of the HRA.

5.2. The grant is conditional on the care properties being held by a registered provider, which the Council is, and for the homes to be let at social rents. Both Balmoral and Carlton Dene will also provide general needs housing, for which the Council has obtained GLA funding through a separate grant stream with different conditions.

- 5.3. Initially the Council will enter into a Grant Agreement for £1.8m relating to Lisson Arches, with the remaining £16m following in a subsequent agreement in 2022/23.
- 5.4. The funding will be received 50% at start on site and 50% at practical completion. As Lisson Arches has already commenced on the site that element of the funding will be received as soon as the contract is signed, with the second tranche received in 2022/23 at completion of the project.

## **6. Legal Implications**

- 6.1. The City Council can enter into the grant funding arrangements using its general power of competence under the Localism Act 2011.
- 6.2. GLA grant agreement attached at Appendix B is a standard form of grant agreement and subject to approval sought in this report, is in an acceptable form for execution.
- 6.3. The GLA grant agreement is required to be sealed by the City Council and Legal Services can organise such sealing once approval to proceed is accorded.
- 6.4. Legal Implications by: Howard N Russell Senior Commercial Lawyer , Bi-Borough Legal Services

## **7. Carbon Impact**

- 7.1. A carbon impact assessment is not applicable to this report, as the decision will approve funding for projects already within the council's business plan. Associated projects will be required to undertake individual carbon impact assessments.
- 7.2. However, this funding programme includes requirements for associated schemes to meet Sustainability, Design and Building Control requirements and standards and will therefore support the council's commitment to delivering sustainable and high-quality affordable homes.

## **8. Consultation**

- 8.1. Report is non ward specific and therefore ward member consultation is not required.

**If you have any queries about this Report or wish to inspect any of the Background Papers, please contact:**

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[jsmith1@westminster.gov.uk](mailto:jsmith1@westminster.gov.uk)

## APPENDICES

**Appendix A** – Schemes/Homes covered by the CASSH grant agreement

**Appendix B** – Negotiated Contract Grant Agreement (Local Authority) in relation to the Affordable Homes Programme 2016-2021- Mayor's Care and Support Specialised Housing Fund

## BACKGROUND PAPERS

- Not applicable

*NB: For individual Cabinet Member reports only*

For completion by the **Cabinet Member** for *Communities and Regeneration*

### Declaration of Interest

I have <no interest to declare / to declare an interest> in respect of this report

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

NAME: **[add Cabinet Member's name]**

State nature of interest if any:

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*(N.B: If you have an interest, you should seek advice as to whether it is appropriate to make a decision in relation to this matter)*

For the reasons set out above, I agree the recommendation(s) in the report entitled 'Greater London Authority (GLA) Care and Specialist Supported Housing (CASSH) Contract' and reject any alternative options which are referred to but not recommended.

Signed: \_\_\_\_\_

Cabinet Member for Communities and Regeneration

Date: \_\_\_\_\_

If you have any additional comment which you would want actioned in connection with your decision you should discuss this with the report author and then set out your comment below before the report and this pro-forma is returned to the Secretariat for processing.

Additional comment:

\_\_\_\_\_

\_\_\_\_\_

If you do not wish to approve the recommendations, or wish to make an alternative decision, it is important that you consult the report author, the Director of Law, City Treasurer and, if there are resources implications, the Director of People Services (or their representatives) so that (1) you can be made aware of any further relevant considerations that you should take into account before making the decision and (2) your reasons for the decision can be properly identified and recorded, as required by law.

Note to Cabinet Member: Your decision will now be published and copied to the Members of the relevant Policy & Scrutiny Committee. If the decision falls within the criteria for call-in, it will not be implemented until five working days have elapsed from publication to allow the Policy and Scrutiny Committee to decide whether it wishes to call the matter in.