



Report For:	Cabinet
Date of Meeting:	Cabinet 8 July 2019
Part:	Part 1 - Open

SUMMARY	
Title of Report:	UPDATE REPORT FOR TEMPORARY ACCOMMODATION SCHEME
Cabinet Member: Officer Contact: Direct Dial: Email:	Councillor Mrs Julia Langley Sanjiv Bhola 01494 421086 Sanjiv.bhola@wycombe.gov.uk
Wards affected:	All
Reason for the Decision:	<p>Granting delegated authority to enter into a construction contract for not more than £7.5M to construct the new temporary accommodation scheme, following approval of the replacement of Saunderton Lodge at Full Council in December 2017.</p> <p>Until and unless the contract is entered into the contractor will not commit the necessary resources to develop the current design intent and will not take formal possession of the site.</p> <p>Delegated authority will permit entry into contract and a start on site this calendar year.</p>
Proposed Decision:	<p>That further to the cabinet approval in Nov 2017 in which the council decided that the project funds as relevant to the town centre option selected by Cabinet be approved. That:</p> <ul style="list-style-type: none">(i) a construction contract for not more than £7.5m be entered into to complete the scheme granted planning permission on the 24 April 2019; and(ii) delegated authority be granted to the Corporate Director (Growth and Regeneration), in consultation with the Head of Finance and Commercial, the Cabinet Member for Economic Growth & Regeneration and the Cabinet Member for Finance & Resources to enter into the construction contract.

<p>Sustainable Community Strategy/Council Priorities - Implications</p>	<p>The Homeless Reduction Act 2017, which was enacted in April 2018, added to the 1996 Act new duties for authorities to “take reasonable steps” to prevent and relieve homelessness for all eligible households. The new Act is subject to statutory guidance which establishes the ‘reasonable steps’ required to prevent and relieve homelessness including the provision of emergency accommodation for eligible households and persons.</p> <p>The provision of temporary accommodation supports the Council’s priorities as set out in the Corporate Plan. It also contributes to the Council’s Sustainable Community Strategy.</p> <p>An Equality Impact Assessment is included in the appendix, to ensure Members take equality issues into account when making this decision.</p>
<p>Monitoring Officer/ S.151 Officer Comments</p>	<p>Monitoring Officer: Subject to availability of funding and decision making processes being followed, the Council has power under S111 of the Local Government Act 1972 and/or Section 1 of the Localism Act 2011 to undertake the development described in this report.</p> <p>S.151 Officer The cost of the project must not exceed the agreed cabinet approved limits for this scheme</p>
<p>Consultees:</p>	<p>N/A</p>
<p>Options:</p>	<p>N/A</p>
<p>Next Steps:</p>	<p>Approval by the Cabinet.</p>
<p>Background Papers:</p>	<p>None</p>
<p>Abbreviations:</p>	<p>None</p>

Appendices to this report are as follows:

(Appendix A – Equality Impact Assessment)

Detailed Report

1. An assessment of the council options for Saunderton Lodge was presented to the Cabinet in November 2017. Saunderton Lodge is over 90 years old, has small bedsit units, drainage issues and increasing repair bills. Work was carried out to consider future options for provision of temporary accommodation and designs and costs were developed for two options – 1) a refurbishment of the Lodge and 2) a new build scheme based in High Wycombe town centre providing a total of 58 units (24 more than Saunderton Lodge).
2. Costs were developed for both options, however the capital costs were not directly comparable. The options achieved different outcomes and would have different revenue implications:
 - The new build would deliver a new, fit for purpose scheme of (58 residential and ground floor support/office units), with low ongoing maintenance costs, substantial revenue savings from the increased provision and a much-improved location for access to facilities and services. It would also use a method of construction that is emerging as a significant alternative to current ‘traditional’ building methods, with high potential to contribute to easing the national housing shortage.
 - The Saunderton Lodge refurbishment option would deliver the refurbishment of 35 units at the 90+ year old Lodge (with no external/ landscaping works included). This would still leave an ageing building, in an isolated location, with high ongoing maintenance costs and small, non-standard units that are all smaller than those in the new build scheme.
3. Revenue savings for the new build option with 24 additional Temporary Accommodation units would be realised by reducing the need for expensive and unsuitable bed and breakfast accommodation.
4. Full Council decided that the project funds as relevant to the town centre option selected by Cabinet be approved.
5. In Dec 2018 Wycombe District Council (WDC) submitted a planning application for the Desborough Road site and the scheme was consequently granted planning permission on the 24 April 2019. The planning application was granted approval under reference 18/08309/FUL. The statutory judicial review period expired on the 5 June 2019 and no challenges were received.
6. Additionally it should be noted that land contracts have been exchanged with British Red Cross (BRC) for their land interest behind the current car park. Contracts were successfully exchanged on the 17 April 19. The completion of the acquisition of BRC’s land will allow WDC full control of the deliverability of the scheme.
7. The procurement of a principle contractor to deliver the approved scheme is currently underway. Following the identification of the successful contractor; this paper is seeking authority to enter into contract under delegated powers.
8. The delegated authority is seeking to avoid any potential delay arising between the awarding of the contract and formally entering into contract. Thus effectively locking in the identified contractor to their stated contract sum. This also has the additional benefit to allow the identified contractor to commit dedicated resources to further develop the current design intent and take formal possession of the site from WDC.
9. Should delegated authority be permitted by Cabinet this would allow WDC to swiftly enter into contractual agreement and achieve a meaningful start on site this calendar year; 2019.