

Committee:	Dated:
Homelessness and Rough Sleeping Sub-Committee	28 June 2021
Subject: Growth Programme Update Report	Public
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?	1,2,3,4,10
Does this proposal require extra revenue and/or capital spending?	No
If so, how much?	N/A
What is the source of Funding?	N/A
Has this Funding Source been agreed with the Chamberlain's Department?	N/A
Report of: Andrew Carter, Director of Community and Children's Services	For Information
Report author: Will Norman, Head of Homelessness Prevention and Rough Sleeping	

Summary

This report provides a progress update on the two main elements of the City of London's growth programme for rough sleepers – the City of London assessment centre and the new high-support hostel. This report provides a brief summary of the current position, along with timetables for forthcoming activity.

Recommendation

Members are asked to:

- Note the report

Main Report

Background

1. To support the response to COVID-19, the Rough Sleeping Programme has brought forward plans to deploy a high-support hostel, originally intended for 2022/23. Currently some of our most entrenched rough sleepers are supported at the Youth Hostels Association (YHA) Carter Lane, however, this is not a sustainable option, and currently cannot accommodate individuals beyond week commencing 6 December this year. Therefore, the Rough Sleeping Programme is seeking ways to expedite the deployment of the high-support hostel in 2021/22, with the best-case scenario resulting in a decant of the most vulnerable individuals into new accommodation ahead of December this year.

Current Position

High-support Hostel

2. A provider has been identified following an approved tender award process. A contract award is pending. One of the key benefits of the offer is the inclusion of

suitable accommodation at an existing hostel which will eventually accommodate around 30 individuals with complex needs.

3. The chosen location requires some initial refurbishment prior to opening. Currently the City is part funding a feasibility phase which will clarify what works are required to the site. The capital budget for refurbishment is expected to achieve the desired outcome of creating a high-quality Psychologically Informed Environment.
4. Running in parallel, our Chief Officer is in the process of liaising with the relevant local authority leadership to confirm their support for the project, and the City currently considers it desirable to proceed with the project.
5. Once the feasibility phase is completed (see the timeline in the table in paragraph 7), the design of the site and timeline for delivery can be agreed between the City and the provider. At this point, the programme will commence to make the site ready for the transfer of any remaining clients from Carter Lane and inclusion of other individuals identified with complex needs.
6. The City Rough Sleeping Service is developing move-on offers for all but a small number of clients currently at Carter Lane, leaving a small cohort of hard-to-place individuals with complex needs who need to be relocated to the new site.
7. An outline of the next steps is shown in the table below. This timeline is based on the provider's current assessment of the work required to the site. However, further meetings scheduled after the feasibility work is complete will help to confirm the timeline.

Date	Activity
May – July	Feasibility and designs completed and agreed
	Secure leadership support from host local authority
July	Gateway 5 to draw down the capital to support the approved plans
August – September	Provider tender for contractor
September – December	Refurbishment completed
	Move across any remaining cohort (c10) to new site from Carter Lane
	Any spare capacity to be used for temporary assessment beds until the new assessment centre opens in early 2022

8. The current Carter Lane lease runs until 31 March 2022. However, we expect to execute a break clause on 31 December 2020. There is a risk that a gap will emerge should any element of the project slip due to delays associated with any of the above stages. We are liaising with the current projects management team to plan for a phased approach to resettle some of the most vulnerable individuals earlier than December, which will alleviate some of the service pressure.

9. The ultimate safeguard to ensure that no one we have accommodated is at risk of returning to the streets is to use the final three months of the Carter Lane lease, taking us to 31 March 2022. In the unlikely event that this is required, the cost would be largely offset by the savings made by the delayed opening of the new service.
10. We are discussing contingencies with the provider, including the option of utilising other locations within their portfolio on a temporary basis should the site's refurbishment plan run overtime.

Assessment Centre

11. An initial feasibility phase for the planned site was completed and presented to Members. Members have requested that the site be surveyed formally by a structural engineer to provide additional assurance. Due to supplier timetables, this will now be completed from 8 to 9 June.
12. A subterranean CCTV drain survey will be carried out on 10 June.
13. The Heads of Terms is currently being finalised (subject to the structural survey) which will likely involve a 20-year lease with a 10-year break clause as per current negotiations. Once established, this site will provide a long-term City-based assessment centre.
14. The following timetable assumes a positive structural survey report.

Date	Activity
May – June	CCTV survey of site drainage
	Structural survey and report
	Head of Terms agreed
	Onboard professional services once assurance is in place
June – July	Complete spatial designs
	Prepare planning application
August – October	Planning determination period
	Service tender and award
	Construction tender and award
October – February	Construction programme completed (three months)
	Service mobilisation
	Client fit-out
	Go live

Corporate & Strategic Implications

- 15. Strategic implications – N/A
- 16. Financial implications – N/A
- 17. Resource implications – N/A
- 18. Legal implications – N/A
- 19. Risk implications – N/A
- 20. Equalities implications – N/A
- 21. Climate implications – N/A
- 22. Security implications – N/A

Conclusion

- 23. The site which the provider has offered for the high-support hostel is deemed suitable to our requirements. It is of sufficient size, and the required refurbishment is thought to be achievable within the capital budget.
- 24. On 16 June, the provider will supply more detailed work programme plans and options for designing a Psychologically Informed Environment.
- 25. Contingency planning is under way to ensure that an initial cohort of rough sleepers currently residing at Carter Lane can move to occupy the new service at the earliest opportunity.
- 26. Preliminary work continues at the site identified for the assessment centre. Surveys being undertaken in early June will confirm if we can proceed with lease negotiations.
- 27. Assuming a positive outcome from the surveys, we expect the service to go live in early 2022.

Appendices

- None

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