

# APPENDIX 3

## Appendix C - Overview of Housing Vulnerable People programme key activities and progress

### Ryde Village:

#### Key Messages:

Ryde Village has started onsite. Project manager for mobilisation programme has been identified. The key issues for the Council in the short-term are:

- Risk sharing for well-being charge
- Programme manager resource for Housing delivery

Key Project Milestones		Planned	Forecast	Actual	Comments
Lifecycle	Approval	March 2018		8 March 2018	
	Launch	29 March 2018		29 March 2018	Onsite end of March 2018
	Close	Feb 202	Feb 2020		Due to open Feb 2020
Project Specific	Identify mobilisation requirements	June 2018	August 2018		The Mobilisation project lead has been identified and will be starting project imminently
	Paper to Cabinet to approve well-being risk sharing	September 2018			
	AgeUK research project delivered	September 2018	November 2018		Can only start when mobilisation PM in place and scope agreed with AgeUK
	Mobilisation project lead identified	June 18		July 2018	Resource in place from Southern Housing Group. SLA between IWC and SHG being arranged. Cost to IWC - £31,500
	Nominations process agreed	Sept 18			
	Mobilisation process underway	July 18	August 2018		
	Build complete	Feb 20			
	Residents move in	Feb 20			

Achievements / Successes	Issues
<ul style="list-style-type: none"> <li>Mobilisation lead agreed and resourced to start ASAP</li> <li>Housing Commissioning Manager in post</li> </ul>	<ul style="list-style-type: none"> <li>Need to get Council to agree risk-sharing on well-being charge</li> <li>Housing Delivery programme Manager still outstanding</li> <li>Report on well-being charge risk not yet written – behind schedule</li> </ul>
Key Risks / Dependencies	Opportunities
<ul style="list-style-type: none"> <li>Mobilisation plan is key to success</li> <li>Council required to fund well-being charge for empty units from day 1 (first let)</li> </ul>	<ul style="list-style-type: none"> <li>IoW's first Island Independent Living Scheme open in Feb 2020</li> <li>Mobilisation plan can be adapted to suit future schemes</li> </ul>

Period Milestones:		Date Planned	Date Achieved
<b>This Period</b>	<ul style="list-style-type: none"> <li>Identified mobilisation project lead</li> <li>Housing Commissioning Manager identified</li> </ul>	<ul style="list-style-type: none"> <li>10/07/18</li> <li></li> </ul>	<ul style="list-style-type: none"> <li>July 18</li> <li>July 18</li> </ul>
<b>Next Period</b>	<ul style="list-style-type: none"> <li>Develop mobilisation plan and associated budget and resource requirements</li> <li>Scope research project</li> </ul>	<ul style="list-style-type: none"> <li>24/08/18</li> <li>24/08/18</li> </ul>	<ul style="list-style-type: none"> <li></li> <li></li> <li></li> </ul>

Finance / Budget - Overall Revenue					
As@-Date	Total Budget	Committed to date	Budget Remaining	Expenditure Forecast +/-	Exception Notes
10/07/18	100k	£13,500 £45,000	£55,000	£140k	£55k remaining of mobilisation fund to cover: events, materials, staff support etc and to be identified from mobilisation plan  Extra £40k may be required to fund well-being charge but sliding scale of risk and report on this due to CMT

<b>Lessons learned for improvement</b>	<ul style="list-style-type: none"> <li>Clarity on recommendations from Cabinet reports is key</li> <li>Need to be more aggressive in negotiations</li> <li>Without dedicated PM, resources are stretched to stick to timetable and manage project</li> </ul>
<b>Communications plan and</b>	<ul style="list-style-type: none"> <li>Sign is up on site with Council logo on it</li> <li>Mobilisation plan will identify communications requirements</li> <li>Cabinet Members do topping out ceremony?</li> <li>Big launch on opening</li> </ul>

**Sandham School site**

Key Messages:

Project at risk of not being delivered due to insufficient capacity

Discussion with Bay CofE rebuild team to agree site can be released in advance of wider land requirements for new school.

Project Status Indicators	RED	AMBER	GREEN	Comments
Quality			✓	New brief should deliver flagship scheme
Cost			✓	No new expenditure to date. Project budget to be identified for 2018-19
Time		✓		Original timescales discussed required more progression by now but limited resource and ensuring the right governance has impacted. New timescales to be developed once PM in place

Key Project Milestones		Planned	Forecast	Actual	Comments
Lifecycle	Project brief agreed	April 18	May 18	May 18	Agreed at RPB and HVPB
	PIN procurement and competitive dialogue begins	May 18	July 18		Delay as no resource to deliver this
	Agree delivery approach	June 18	Sept 18		Will require some form of dialogue to establish most appropriate route to market
	Procure delivery partner	Oct 18	Dec 18		
Project Specific	Set up Housing Vulnerable People Project Board and working group	April 18	April 18		Set up and diarised
	Redraft project brief	April 18	April 18		Completed and agreed
	Market test project brief	May 18	Sept 18		Cannot progress until PM in post
	Identify delivery approach	June 18	Dec 18		
	FBC agreed	Mar 19			

Achievements / Successes		Issues	
<ul style="list-style-type: none"> <li>Updated brief agreed by both Housing Vulnerable People Board and Regeneration Programme Board (officers)</li> <li>Discussion with Hampshire team re Bay campus and Well-being. Agreed site can be released in advance of wider requirements for new school</li> </ul>		<ul style="list-style-type: none"> <li>Ambition for intergenerational living may not be matched by market enthusiasm</li> <li>No dedicated PM</li> <li>Pace of delivery for Sandham and Bay Academy rebuild.</li> </ul>	
Key Risks / Dependencies		Opportunities	
<ul style="list-style-type: none"> <li>Cross-working between 3 x directorates</li> <li>Links with new CoE through school</li> <li>Market enthusiasm</li> <li>Getting dedicated PM support ASAP.</li> </ul>		<ul style="list-style-type: none"> <li>Links with new CoE through school</li> <li>Could be national exemplar for intergenerational service provision and living</li> <li>Local partners very enthusiastic</li> </ul>	

Period Milestones:		Date Planned	Date Achieved
<b>This Period</b>	<ul style="list-style-type: none"> <li>Brief agreed</li> </ul>	<ul style="list-style-type: none"> <li>April 2018</li> </ul>	<ul style="list-style-type: none"> <li>May /18</li> </ul>
<b>Next Period</b>	<ul style="list-style-type: none"> <li>PM in post</li> <li>Agree procurement route</li> </ul>	<ul style="list-style-type: none"> <li>June 18</li> <li>July 18</li> </ul>	

Finance / Budget - Overall Revenue					
As@-Date	Total Budget	Committed to date	Budget Remaining	Expenditure Forecast +/-	Exception Notes
22/05/2018	£25000		£25000		

Lessons learned for improvement
<ul style="list-style-type: none"> <li>HR processes cumbersome for recruiting</li> <li>IR35 rules affect ability to recruit</li> <li>Governance structure key to this agenda</li> </ul>

## Learning and Disability ASC/CCG housing schemes overview:

### **Brooklime House**

The IWC has secured the relevant direction from the Secretary of state to add the property to its housing stock. This means that the council can directly let the property to future tenants. Working with Legal Services, Property Services and Revenues and Benefits teams the tenancy agreement, rent and service charges are being developed/determined.

10 individuals have been identified to potentially move in to the property and ASC colleagues together with the CCG are working to take this forward.

Once the tenants are identified it will be necessary to look at how their care and support needs will be met. There is the potential to place a collective requirement for shared support through the IWC DPS if this is desirable. Commissioning will continue to work with Care Management to ensure that once details of the individuals needs are met work can begin to identify how these can be best met. Work in relation to the leasing arrangements for the property is ongoing.

### **The Beeches (Carisbrooke House)**

Work is on schedule. The men who are scheduled to move in Visited on 3rd July 2018 and have chosen their bedrooms. This means that there are 3 first floor studio flats still available at the property. The details have been provided to SPOC and SPOC are working with the requirements that have been notified to them to identify if there are any potential tenants.

Southern Housing Group have been identified by the developer to be the landlord and they have confirmed that they now have all the information they require. They are working through the lease with the property owner to become the registered provider. There have been some challenges as part of this process but these are being negotiated between the parties and should not cause any delay.

The existing provider of the support, Accomplish, will move with the men and this will ensure continuity for the people. Accomplish have agreed to take on void responsibility which technically gives them nomination rights but they will be taking their lead from us. In practical terms what this means is that after the property is filled for the first time and vacancies will result in financial liability for Accomplish. This has provided some comfort for Southern Housing Group.

In terms of future service provision, the support from Accomplish is part of the councils wider domiciliary support contract for 7 separate properties. The contract will expire September 2019 and will need to be retendered before Spring 2019. The costs in relation to voids and nominations will need to be expressly addressed as part of the new tender and contract or this liability could pass to the council.

### **Wroxall Bungalow**

The purchase of the property in Wroxall is progressing. Once the purchase is completed, the individuals who currently reside in the Laurels will be supported to move into the bungalow which will be supported living and not residential care. The Laurels will then cease to be used and the Elmdon site will be vacated.

Discussions have taken place with Accomplish, as the contracted provider of support at a number of other supported living properties and they have confirmed that they would be in a position to take over delivery of care for the tenants. They would also be in a position to TUPE the councils existing staff to ensure continuity for the tenants.

There were concerns in relation to the timing for the works at the bungalow as colleagues in Property Service indicated that there is insufficient capacity to progress within a short timescale. Agreement has been reached with the Housing Renewals Team that the works required will be funded by DFG and that works should be able to be expedited. Works cannot commence until the property is in the councils ownership however we are looking to ensure that the housing renewals team and OT can attend to scope the extent of the required works and start to progress the DFG application process.

Risk/Issue Description	Impact	Mitigation	Escalation to ODG
ISSUE - Project Team staff changes, LD commissioner temporarily moved and Project Support leaving	Some actions for previous month not complete - validating health check data and bus station audit not completed, data for integrated team	Commissioning support funding used to back fill Commissioner and Project Support role recruited to.	For information