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Bridgend County Borough Council



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Gwasanaethau Gweithredol a Phartneriaethol / Operational and Partnership Services

Deialu uniongyrchol / Direct line /: 01656 643148 /
643147

Gofynnwch am / Ask for: Andrew Rees

Ein cyf / Our ref:

Eich cyf / Your ref:

Dyddiad/Date: Friday, 13 April 2018

Dear Councillor,

SUBJECT OVERVIEW AND SCRUTINY COMMITTEE 3

A meeting of the Subject Overview and Scrutiny Committee 3 will be held in the Council Chamber - Civic Offices Angel Street Bridgend CF31 4WB on **Thursday, 19 April 2018 at 09:30.**

AGENDA

1. Apologies for Absence
To receive apologies for absence from Members.
2. Declarations of Interest
To receive declarations of personal and prejudicial interest (if any) from Members/Officers in accordance with the provisions of the Members Code of Conduct adopted by Council from 1 September 2008 (including whipping declarations)
3. Forward Work Programme Update 3 - 14
4. Emergency Accommodation Invitees 15 - 56

Cllr Dhanisha Patel, Cabinet Member Future Generations and Wellbeing
Andrew Jolley, Corporate Director Operational and Partnership Services
Martin Morgans, Head of Partnerships and Performance
Lynne Berry, Group Manager Housing and Community Regeneration
Andrew Ireland, The Wallich
Gareth Jones, The Wallich
Lorraine Griffiths, Rheolwr Ardal /Area Manager Pobl Group

5. Urgent Items
To consider any item(s) of business in respect of which notice has been given in accordance with Part 4 (paragraph 4) of the Council Procedure Rules and which the person presiding at the meeting is of the opinion should by reason of special circumstances be transacted at the meeting as a matter of urgency.

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Yours faithfully

P A Jolley

Corporate Director Operational and Partnership Services

Councillors:

SE Baldwin

TH Beedle

N Clarke

P Davies

RM Granville

DG Howells

Councillors

A Hussain

DRW Lewis

DG Owen

RMI Shaw

JC Spanswick

RME Stirman

Councillors

G Thomas

E Venables

MC Voisey

JE Williams

BRIDGEND COUNTY BOROUGH COUNCIL

REPORT TO THE SUBJECT OVERVIEW AND SCRUTINY COMMITTEE 3

19 APRIL 2018

REPORT OF THE CORPORATE DIRECTOR – OPERATIONAL AND PARTNERSHIP SERVICES

FORWARD WORK PROGRAMME UPDATE

1. Purpose of the Report

- a) To present the items prioritised by the Corporate Overview and Scrutiny Committee including the next item delegated to this Subject Overview and Scrutiny Committee;
- b) To present the Committee with a list of further potential items for comment and prioritisation;
- c) To ask the Committee to identify any further items for consideration using the pre-determined criteria form;
- d) To consider and approve the feedback from the previous meetings of the Subject Overview and Scrutiny Committee 3 and note the list of responses including any still outstanding at Appendix A.

2. Connection to Corporate Improvement Objectives / Other Corporate Priorities

- 2.1 The key improvement objectives identified in the Corporate Plan 2016–2020 have been embodied in the Overview & Scrutiny Forward Work Programmes. The Corporate Improvement Objectives were adopted by Council on 1 March 2017 and formally set out the improvement objectives that the Council will seek to implement between 2016 and 2020. The Overview and Scrutiny Committees engage in review and development of plans, policy or strategies that support the Corporate Themes.

3. Background

- 3.1 Under the terms of Bridgend County Borough Council's Constitution, each Overview and Scrutiny Committee must publish a Forward Work Programme (FWP) as far as it is known.
- 3.2 An effective FWP will identify the issues that the Committee wishes to focus on during the year and provide a clear rationale as to why particular issues have been selected, as well as the approach that will be adopted; i.e. will the Committee be undertaking a policy review/ development role ("Overview") or performance management approach ("Scrutiny").

Feedback

- 3.3 All conclusions made at Subject Overview and Scrutiny Committee (SOSC) meetings, as well as recommendations and requests for information should be responded to by Officers, to ensure that there are clear outcomes from each topic investigated.
- 3.4 These will then be presented to the relevant Scrutiny Committee at their next meeting to ensure that they have had a response.
- 3.5 When each topic has been considered and the Committee is satisfied with the outcome, the SOSC will then present their findings to the Corporate Overview and Scrutiny Committee (COSC) who will determine whether to remove the item from the FWP or to re-add for further prioritisation at a future date.
- 3.6 The FWPs will remain flexible and will be revisited at each COSC meeting with input from each SOSC and any information gathered from FWP meetings with Corporate Directors and Cabinet.

4. Current Situation / Proposal

- 4.1 Attached at **Appendix B** is the overall FWP for the SOSCs which includes the topics prioritised by the COSC for the next set of SOSCs in Table A, as well as topics that were deemed important for future prioritisation at Table B. This has been compiled from suggested items from each of the SOSCs at previous meetings as well as the COSC. It also includes information proposed from Corporate Directors, detail from research undertaken by Scrutiny Officers and information from FWP Development meetings between the Scrutiny Chairs and Cabinet.
- 4.2 The Committee is asked to first consider the next topic they have been allocated by the COSC in Table A and determine what further detail they would like the report to contain, what questions they wish Officers to address and if there are any further invitees they wish to attend for this meeting to assist Members in their investigation.
- 4.3 The Committee is also asked to then prioritise up to six items from the list in Table B to present to the COSC for formal prioritisation and designation to each SOSC for the next set of meetings.

Corporate Parenting

- 4.4 Corporate Parenting is the term used to describe the responsibility of a local authority towards looked after children and young people. This is a legal responsibility given to local authorities by the Children Act 1989 and the Children Act 2004. The role of the Corporate Parent is to seek for children in public care the outcomes every good parent would want for their own children. The Council as a whole is the 'corporate parent', therefore all Members have a level of responsibility for the children and young people looked after by Bridgend.

- 4.5 In this role, it is suggested that Members consider how each item they consider affects children in care and care leavers, and in what way can the Committee assist in these areas.
- 4.6 Scrutiny Champions can greatly support the Committee in this by advising them of the ongoing work of the Cabinet-Committee and particularly any decisions or changes which they should be aware of as Corporate Parents.

Identification of Further Items

- 4.7 The Committee are reminded of the Criteria form which Members can use to propose further items for the FWP which the Committee can then consider for prioritisation at a future meeting. The Criteria Form emphasises the need to consider issues such as impact, risk, performance, budget and community perception when identifying topics for investigation and to ensure a strategic responsibility for Scrutiny and that its work benefits the organisation.

5. Effect upon Policy Framework & Procedure Rules

- 5.1 The work of the Overview & Scrutiny Committees relates to the review and development of plans, policy or strategy that form part of the Council's Policy Framework and consideration of plans, policy or strategy relating to the power to promote or improve economic, social or environmental wellbeing in the County Borough of Bridgend. Any changes to the structure of the Scrutiny Committees and the procedures relating to them would require the Bridgend County Borough Council constitution to be updated.

6. Equality Impact Assessment

- 6.1 There are no equality implications attached to this report.

7. Financial Implications

- 7.1 There are no financial implications attached to this report.

8. Recommendations

- 8.1 The Committee is recommended to:
- (i) Approve the feedback from the previous meetings of the Subject Overview and Scrutiny Committee 3 and note the list of responses including any still outstanding at Appendix A;
 - (ii) Identify any additional information the Committee wish to receive on their next item delegated to them in the FWP including invitees;
 - (iii) Identify any further detail required for other items in the overall FWP at Table B of Appendix B;

- (iv) Identify any additional items using the criteria form, for consideration on the Scrutiny Forward Work Programme following the Annual Meeting of Council in May 2018;

PA Jolley

Corporate Director - Operational and Partnership Services

Contact Officer: Scrutiny Unit

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E-mail: Scrutiny@bridgend.gov.uk

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Angel Street,
Bridgend.
CF31 4WB

Background documents

None.

Date of Meeting	Item	Members wished to make the following recommendations	Response/Comments
21-Mar-2018	Empty Properties	<p>Members recommended that BCBC recruit their own dedicated Empty Properties Officer. Members understood that BCBC has major problems in the Borough with the number of properties being empty and stated it was essential that BCBC have their own dedicated officer to address the issues in the Borough. Members further recommended that once the Empty Properties Officer is appointed that they become a co-ordinator of the Empty Properties Working Group.</p> <p>Members recommended that officers take a more blended approach to targeting empty properties and bringing them back into use to prevent properties falling into the longer term category of being empty for two years plus, which members believed would lead to them becoming more difficult and costly to bring back to use. Members further recommended that officers take a targeted approach as the representative from RCT described in relation to empty properties in high density areas.</p> <p>Members recommended that officers are more proactive in their approach to bringing empty properties back into use and explore what tools and resources were readily available to them. Members used the example of officers in RCT attending property auctions in the area to share information with new owners on what support and grants were available to them to bring the properties back into use was an excellent one and one that BCBC should look to replicate</p>	<p>The Empty Properties Working Group is meeting week commencing Monday 16th April and one of the items on the agenda is the Empty Property Officer. The Working Group will agree the remit and responsibilities of the Empty Property Officer to enable recruitment to progress.</p> <p>A desktop scoring exercise has been carried out to identify the priority of empty properties to be tackled. The method of scoring enables a "blended" approach to be taken and not just a focus on the longer-term empty properties. The Working Group will discuss taking a targeted approach and what the focus of this approach will be. An Empty Homes Strategy is being developed to clearly outline the corporate approach to bring empty properties back into use.</p> <p>An officer from the Sustainable Renewal Team already attends auctions to promote grants and loans, in addition to speaking to estate agents, landlords in the Bridgend Landlord Forum and carrying out leaflet drops at local DIY stores. A mailshot is undertaken twice a year to owners of empty properties promoting the grants and loans and going forward, local builders and developers will also be communicated with.</p>

Members were concerned about the high number of empty churches and chapels in the Borough and recommended that officers attempt to contact the owners to establish what their long term plans for the properties were and report back to members

Owners of empty churches and chapels across the county borough will be contacted seperately as part of a targeted approach.

Members asked to receive the following further information

Members asked to receive evidence on how successful other Local Authorities have been in bringing empty properties back into use where they have charged 100% upwards Council tax on properties after they have been empty for longer than 6 months. Members felt they would then be better informed to put a recommendation forward on how BCBC should proceed for charging Council Tax on empty properties and whether charging a higher rate of Council Tax is encourages owners to bring the properties back into use.

This will be investigated.

Members asked to receive further information on the properties that have been un-banded by the Valuation Office Agency. To include reasons why the properties would not have been banded and how many of these are there within BCBC.

This will be investigated.

Members requested information on what the average loss of Council tax looks like in BCBC due to empty properties in the Borough. Members recommended using the average Band D property to be able to quantify the loss.

This will be investigated.

Members asked of the 1200 properties liable for the 50% charge on Council tax for empty properties, how much of this are BCBC successful in receiving.

This will be investigated.

Scrutiny Forward Work Programme

Table A

The following items were previously prioritised by the Subject OVS Committees and considered by Corporate at its last meeting where the top three items were scheduled in for the next round of meetings:

Date	Subject Committee	Item	Specific Information to request	Rationale for prioritisation	Proposed date	Proposed rationale for timing from Officers	Suggested Invitees	Prioritised by Committees	Webcast
Date TBC Following Annual Meeting	SOSC 1	Budgetary Impacts of Parc Prison	<p>How much core funding does BCBC receive to deal with the impact of a prison being located within its boundary?</p> <p>What is the true cost of servicing this need?</p> <p>Is there a different impact due to Parc Prison being privately run as opposed to being run by the Prison Service?</p> <p>Educational aspects in prisons and their impact;</p> <p>What Community Services does Parc Prison provide? What does Parc Prison give back to the County Borough of Bridgend;</p> <p>What 3rd Sector services are provided at Parc;</p> <p>Details on the impact on housing;</p> <p>What input does the Probation Service have with working with the Authority and with the resettlement of prisoners.</p>		Proposed by Directorate for May-June 2018	Ongoing discussions with WG over financial position -more appropriate to receive later in year	<p>Susan Cooper, Corporate Director Social Services and Wellbeing</p> <p>Jacqueline Davies, Head of Adult Social Care</p> <p>Clr P White, Cabinet Member Services and Early Help</p> <p>Clr Charles Smith, Cabinet Member for Education and Regeneration;</p> <p>Representative from Parc prison;</p> <p>Representation from Health Service Provider;</p> <p>Representation from 3rd Sector – Drug and Alcohol services for example;</p> <p>Representation from Probation Service;</p> <p>Representation from housing department.</p>		
Date TBC Following Annual Meeting	SOSC 2	Home to School Transport	<p>To provide assurances on rationalisation of Learner Transport as far as possible in order to make budget savings:</p> <p>Update on pilot that school transport team proposing to run in Spring and Summer terms 2017-2018 - to support the enforcement of bus passes on home to school transport contracts. As part of this pilot, the Authority is also investigating opportunities to track the use of our school bus services by individual pupils.</p> <p>Update on Recommendation from BREP:</p> <p>The Panel recommend the need for the Authority to adopt a Corporate approach in relation to Home to School Transport maximising the LA's minibuses such as those used for day centres. It is proposed that this be supported by slightly amending the opening and closing times of day centres so that the buses can be available for school transport. Other aspects that could be considered include the exploration of whether school staff could transport children and young people instead of hiring independent drivers.</p> <p>To test and scrutinise the current licensing and school transport regime to gain assurances that it provides adequate protection against the potential of putting children and vulnerable children at risk from those who are in a position of trust.</p> <p>Changes to the DBS status of their employees to be scrutinised to ensure that children are not being put at undue risk.</p> <p>To provide robust scrutiny and recommendations on how the current regime can be improved.</p> <p>To provide assurances to the public and maintain public confidence in the system of school transport</p>	<p>To provide assurances on rationalisation of Learner Transport as far as possible in order to make budget savings.</p> <p>To test and scrutinise the current licensing and school transport regime to gain assurances that it provides adequate protection against the potential of putting children and vulnerable children at risk from those who are in a position of trust.</p> <p>Changes to the DBS status of their employees ought to be scrutinised by an Overview & Scrutiny Committee at the earliest opportunity to ensure that children are not being put at undue risk.</p> <p>To provide robust scrutiny and recommendations on how the current regime can be improved.</p> <p>To provide assurances to the public and maintain public confidence in the system of</p>			<p>Lindsay Harvey, Interim Corporate Director - Education and Family Support;</p> <p>Clr Charles Smith, Cabinet Member for Education and Regeneration;</p> <p>Nicola Echanis, Head of Education and Early Help.</p> <p>Mark Shepherd, Corporate Director Communities;</p>		

Page 10			<p>Report to include Update on the current arrangements of how licensing and school transport operates within the County Borough since the change in 2015 to the Police National Policy for disclosing non-conviction information to the local authority. Information to include a report from South Wales Police on its approach to disclosing information it holds about licencees following arrests, charges and convictions. What is the current relationship between the local authority's licensing and school transport departments in relation to the disclosure of information from South Wales police? Is there sufficient oversight on behalf of the local authority and a risk of contractors withholding information which may prejudice the continuation of their contract?</p> <p>Further proposed that Communities be invited to add to report and attend meeting to update Committee on safe routes assessment to determine what work has been undertaken since funding was allocated to this over a year ago.</p>	school transport					
Date TBC Following Annual Meeting	SOSC3	Highways Services	To include information of efficiency savings and the impact of what the MTFS has on the service			Proposed by HOS as had been drafted previously for scrutiny but did not go due to timing issues - felt that Mmembers need to know info - <i>could this be an information report instead?</i>	Mark Shepherd, Corporate Director Communities; Cllr Richard Young, Cabinet Member – Communities; Zak Shell, Head of Streetscene; Andrew Hobbs, Group Manager Streetworks		
	SOSC 1	School Standards	<p>Requested from SOSC 1 meeting in February to receive a further report at a meeting in the near future, (to be agreed by Corporate Overview and Scrutiny), incorporating the following:</p> <ul style="list-style-type: none"> • School Categorisation information; • In relation to Post-16 data at 4.53 of the report, the Committee requested that they receive the baseline for each school to give a better indication of how each school has improved; • Information on Bridgend's ranking for Key Stage 4 based on the latest results; • Information on what targets were set at each stage in order to determine whether the performance was expected and possibly a cohort issue or whether any actuals differed significantly from the targets set; • Information that the Consortium has gathered through drilling down into each schools' performance to determine what challenges schools face; • Further detail of the performance of those with ALN attending the PRU or Heronsbridge School as Members felt this was not incorporated into the report to a great degree; • Information on the work that the Consortium is doing to identify the variation for each secondary school at Key Stage 4, and what is being done about it; • More information in relation to each schools performance – not necessarily more data but detail of the where, what and how in relation to good and poor performance for each school so that the Committee has an overall understanding of the current situation and priority schools in Bridgend; • What extent are schools responding to the changes recently introduced such as the removal of Btec etc, to ensure they are still meeting the needs of the pupils; • What work is being done to mitigate against future dips in performance resulting from any changes to curriculum or changes to performance measures; • Evidence of how the Consortium has made a direct impact on schools and school performance, what outcomes can they be measured on in relation to Bridgend to assure Members of value for money; • What is being done to mitigate against the impact of changes in teachers to ensure that this does not have a resulting impact on the performance of pupils; • Performance in relation to vocational qualifications and non-core subjects – where are there causes for concern and where there is excellent work taking place etc. 				Lindsay Harvey, Interim Corporate Director - Education and Family Support; Cllr Charles Smith, Cabinet Member for Education and Regeneration; Nicola Echanis, Head of Education and Early Help; Mandy Paish, CSC Senior Challenge Advisor; Mike Glavin, Managing Director CSC Representative from School Budget Forum		

Page 11	SOSC 2	Safeguarding	<p>To include Safeguarding activity in both Children and Adult Services.</p> <p>To also cover:</p> <ul style="list-style-type: none"> • Regional Safeguarding Boards • Bridgend Corporate Safeguarding Policy • Child Sexual Exploitation (CSE) • Deprivation of Liberty Standards (DOLS) <p>Report to provide statistical data in relation to service demands and evidence how quickly and effectively the services are acting to those needs.</p> <p>To evidence how the two services are working together and the impact on the LAC population.</p> <p>To receive the outcome of the in depth analysis which was currently being undertaken within the Council.</p> <p>What costs are associated to assessments that are contracted out.</p>	Members stressed that this subject must be considered by Scrutiny on their FWP as is a huge responsibility of the Authority and Scrutiny must ensure the work being undertaken to protect some of the most vulnerable people is effective and achieving outcomes.	Pilot for Advocacy ends April. Therefore proposed date May/June 2018.		<p>Susan Cooper Corporate Director Social Services and Wellbeing;</p> <p>Clir Phil White, Cabinet Member – Social Services and Early Help;</p> <p>Jacqueline Davies, Head of Adult Social Care;</p> <p>Laura Kinsey, Head of Children’s Social Care;</p> <p>Elizabeth Walton James, Group Manager Safeguarding and Quality Assurance</p> <p>Richard Thomas, Strategic Planning and Commissioning Officer</p>	SOSC2 Jan 18	
	SOSC 3								

Table B

The following items were deemed important for future prioritisation:

Item	Specific Information to request	Rationale for prioritisation	Proposed date		Suggested Invitees		Webcast
ALN Reform	<p>When the Act has been further progressed, report to include consideration of the following points:</p> <p>a) How the Authority and Schools are engaging with parents over the changes to the Act?</p> <p>b) What the finalised process is for assessments and who is responsible for leading with them?</p> <p>c) What involvement/responsibilities do Educational Psychologists have under the Act?</p> <p>d) Has the Act led to an increase in tribunals and what impact has this had? This is set against the context of the recent announcement by the Lifelong Learning Minister that instead of saving £4.8m over four years the Act could potentially cost £8.2m due to an expected increase in the number of cases of dispute resolution.</p> <p>e) Given that the Act focuses on the involvement of young people and their parents, what support is available for those involved in court disputes?</p> <p>f) Outcomes from the Supported Internship programme.</p> <p>g) Support for those with ALN into employment.</p> <p>h) Staffing - Protection and support for staff, ALNCO support, workloads and capacity.</p> <p>i) Pupil-teacher ratios and class sizes and impact of Act on capacity of teachers to support pupils with ALN</p> <p>j) How is the implementation of the Act being monitored; what quality assurance frameworks are there and what accountability for local authorities, consortiums and schools?</p>	Needs revisiting to monitor implementation of the Bill and if needs are being met as well as impact on future budgets -	COSC agreed with comments from Officers and will await further timing advice (March 2018)	March 2018 -Officers from the Directorate have advised that as this hasn't moved on much from the last report to Scrutiny, it may be best to postpone the item until there is more to report	Lindsay Harvey, Interim Corporate Director - Education and Family Support; Cllr Charles Smith, Cabinet Member for Education and Regeneration; Nicola Echanis, Head of Education and Early Help. Michelle Hatcher, Group Manager Inclusion and School Improvement Third Sector Representatives		SOSC 2 highlighted this item as suitable for webcasting.
Advocacy	<p>Advocacy for Children and Adults:</p> <ul style="list-style-type: none"> • The outcome from the Advocacy Pilot Scheme • The current system • Social Services & Wellbeing Act • Regional Children Services advocacy • Adult Services – Golden Thread Project 				Susan Cooper Corporate Director Social Services and Wellbeing; Cllr Phil White, Cabinet Member – Social Services and Early Help; Jacqueline Davies, Head of Adult Social Care; Laura Kinsey, Head of Children's Social Care; Elizabeth Walton James, Group Manager Safeguarding and Quality Assurance		
Annual Recommendations/feedback Update to each SOSC	Update on all feedback that required follow up and recommendations - Cabinet and Officer ones <i>(COSC Receive report - SOSCs for info)</i>		Proposed for March 2018 to inform next years FWP planning		None		
Care Inspectorate Wales (CIW) Inspection of Children's Services.	The Committee requested that they receive an information report detailing the progress of the plan and update Members whether or not the actions have addressed the issues raised by the Inspectorate.		Going to Corporate Parenting on 24 Jan - Scrutiny Officers to pick up and send to Committee				
Remodelling Fostering Project	<p>Further project as part of the Remodelling Children's Social Services</p> <ul style="list-style-type: none"> - Detail regarding the upskilling of three internal foster carers to provide intensive, therapeutic step down placements as part of Residential Remodelling project - Review of the foster carer marketing and recruitment strategy at a draft/early stage to allow members input into the process 	COSC have proposed that this item be considered by a future SOSC 1 for continuity purposes			Susan Cooper, Corporate Director, Social Services and Wellbeing; Cllr Phil White, Cabinet Member – Social Services and Early Help; Laura Kinsey, Head of Children's Social Care; Pete Tyson, Group Manager – Commissioning; Lauren North, Commissioning and Contract Management Officer; Natalie Silcox, Group Manager Childrens Regulated Services.		
Community Services	<p>Rec from BREP</p> <p>The Committee recommend that Scrutiny consider a future item on what other Local Authorities are doing to respond to the gap in provision in Community Services.</p> <p><i>(Officers proposed at FWP planning meeting to maybe use this as a bit of a reserac item in scrtuiny where represnetatives are asked form other LAs to determine what they do as this info isnt currently held by our Communities Directorate)</i></p>					SOSC2 Feb 18	

Remodelling Children's Residential Services Project	SOSC 1 requested that the item be followed up by Scrutiny in the future for monitoring purposes, incorporating evidence of outcomes.					
CIW investigation into LAC	The Committee requested that the outcome of the CIW investigation into Looked After Children be provided to Scrutiny for information when it becomes available.					
CAMHS	With reference to the responses received in relation to Child Adolescent Mental Health Services Members on 12 December 2018, Members note that most of the replies feature an element of work in progress and have asked to retain the item on the FWP for future review. To receive an update on current provision and further advise on current situation in relation to comments and conclusions made on 12 December 2018. Update on work being undertaken throughout Wales looking at causes of mental health: 'Working Together for Mental Health'.					
Empty Properties	SOSC 3 requested that this item continue on FWP - reasons and purpose to be confirmed					

The following items for briefing sessions or pre-Council briefing

Item	Specific Information to request
Overview of Direct Payment Scheme	To update Members on the Direct Payments Process.
Social Services Commissioning Strategy	To include information on what work has taken place following the Social Services and Wellbeing Act population assessment. To also cover the following: <ul style="list-style-type: none"> Regional Annual Plan Bridgend Social Services Commissioning Strategy
Western Bay Regional Report	Update on situation and way forward with WB and Regional Working?

Residential Remodelling - Extra Care Housing	Site visit to current Extra Care Housing and then to new site once work has begun
Children's Social Services	Briefing for SOSC 1 on Child Practice Reviews - details of latest CPRs over last 12-18 months - what recommendations have come out of them, how have they been responded to, how have they helped inform future work to help safeguard children.

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BRIDGEND COUNTY BOROUGH COUNCIL

REPORT TO SUBJECT OVERVIEW AND SCRUTINY COMMITTEE 3

19 APRIL 2018

REPORT OF THE CORPORATE DIRECTOR OPERATIONAL AND PARTNERSHIP SERVICES

EMERGENCY ACCOMMODATION

1. Purpose of Report.

- 1.1 The purpose of the report is to provide background information on the provision of emergency accommodation for people presenting as homeless within Bridgend, focusing on the hostel provision at Brynmenyn to respond to Committee's queries regarding its quality and appropriateness of provision. The report also identifies a number of 'long list' options for consideration for a potential replacement provision.

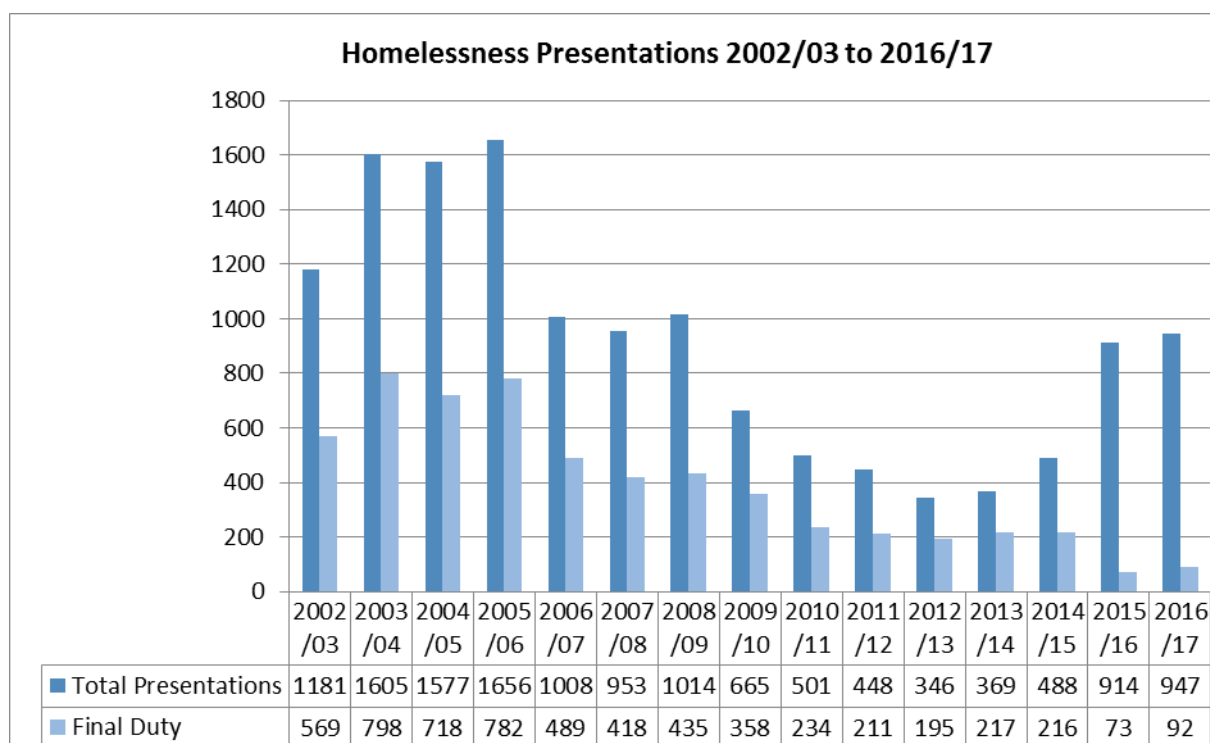
2. Connection to Corporate Improvement Objectives/Other Corporate Priorities

The report contributes to the following outcomes within the Corporate Plan 2016/20:

- Smarter Use of Resources; and
- Helping People to become more self-reliant.

3. Background.

- 3.1 The Housing (Wales) Act 2014 changed the focus of support for homelessness and housing to prevent and relieve homelessness and to ensuring that people receive help as soon as possible. As a result (which is demonstrated on the chart below), the number of homelessness presentations has been increasing because everyone that is eligible is entitled to help, but the number of "final duty" priority need unintentionally homeless acceptances has substantially fallen. A 'final duty' is where the local authority must secure suitable accommodation for the applicant and their household members rather than help them to secure suitable accommodation. These can be cases where the applicant has lost their accommodation and attempts to prevent and/or relieve their homelessness have not been successful.
- 3.2 Having to respond in a reactive manner within short timescales places an increased pressure on the authority as it has to ensure that interim/emergency accommodation is available until suitable permanent accommodation is found. The reducing number of 'final duty' acceptances demonstrates that more homelessness is being prevented or relieved before it reaches the more critical stage of requiring temporary/emergency accommodation. Should the number of 'final duty' acceptances rise then the expected demand for interim/emergency accommodation would also be higher.



- 3.3 For the purposes of this report ‘emergency accommodation’ has been defined as short term emergency and interim accommodation available to the Council’s Housing Solutions team for use on a short term basis when presented with cases that require an immediate response to homelessness applications (it does not include other housing projects which provide longer term provision). This provision meets the Housing (Wales) Act 2014 duties in providing emergency accommodation whilst cases are being assessed. This includes the homeless hostel, Brynmenyn, Ty Ogwr and Cornerstone provision, emergency bed space at the Kerrigan project and leased temporary accommodation. This accommodation is used where we have a duty to secure accommodation under the Act.
- 3.4 Although not part of our emergency accommodation as defined above, information on the nightly floor space (floor space at the Kerrigan run by Gwalia) has been included in this report to provide context to the needs of street homeless provision for those that we have no housing ‘duty’ towards but which nevertheless require a place to sleep overnight This is a direct access provision which has 9 nightly floor spaces for street homeless people

The provision of emergency and interim accommodation is as follows –

Scheme	Provision	Client Group
Brynmenyn	16 units	Various
Ty Ogwr/ Cornerstone	Ty Ogwr 16 units Cornerstone 5 units and emergency bed space	Single Homeless provision with support
Leased Accommodation	20 units	Various

Bed and Breakfast	Used as a last resort	Adults only. No under 18"s
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3.5 The services highlighted are resourced through a combination of Council funding, WG homelessness funding and Supporting People Programme Grant funding. Total expenditure is shown in the table below.

Year	B&B & Leased Void £	Brynmenyn Hostel £	Ty Ogwr £	Cornerstone £	Total Gross Expenditure £
2016/17	53,097.94	243,225.86	200,011.13	47,013.04	543,347.97
2015/16	119,721.79	260,422.25	266,452.18	49,421.84	696,018.06
2014/15	226,962.28	285,461.52	252,891.15	47,013.04	812,327.99
2013/14	297,095.16	179,617.37	166,187.96	49,266.80	692,167.29
2012/13	317,903.67	194,194.10	0.00	49,991.00	562,088.77

3.6. Some of the expenditure above is supported by the Supporting People Grant funding from Welsh Government and annual values for these contracts are – Brynmenyn £179,992, Ty Ogwr £178,898, Cornerstone £74,556 and Kerrigan £270,000 The Supporting People funded projects are commissioned on a contract basis from external providers and are assessed on both quality and financial criteria to ensure good practice, service delivery and value for money.

3.7 The wider economic costs and social costs of not providing such services, although difficult to quantify in financial terms, can be captured by looking at the causes of homelessness, examples of which can be driven by substance misuse, poor educational attainment, mental health, job loss and crime and the Adverse Childhood Experiences (ACE's) agenda which has highlighted the long term effects to individuals and society of young people growing up in households dealing with child maltreatment and household dysfunction such as parental separation, substance misuse and incarceration.

3.8 Compared with people with no ACE's, those with 4 ACE's are more likely to be incarcerated, smoke cannabis, have been the victim or perpetrator of violence against another person, are susceptible to chronic diseases and have low mental wellbeing. Research suggests that the estimated average cost of a homeless person per year is £26,000 when you take into account the costs of convictions, accessing A&E, support needs, policing etc., therefore any preventative actions and support that can be put in place will help mitigate those circumstances and potentially reduce the overall cost to public resources.

3.9 Whilst anecdotally it may be expected that overall the largest proportion of household seeking emergency accommodation would be families, figures show that for 2016/17 the highest percentage of household type accessing emergency accommodation has been single males, with households with dependent children making up 18% of residents.

- 51% single males
- 26% - single females
- 12% - single female with dependent children

- 5% - couple with no children
- 4% - couple with dependent children
- 2% - single male with dependent children
- Less than 1% - 2 or more adults with no dependent children

3.10 Also significant are the age ranges that have presented as homeless. From the figures below 69% are under the age of 35. This has two main consequences - it limits the amount of Local Housing Allowance that under 35's can claim in the Private Rented Sector to a 'shared room rate' and also it limits the options for housing for this age group as the amount of shared move-on accommodation is difficult to source as supply doesn't always meet demand.

%	Age
7%	16 – 17
31%	18 - 24
31%	25 - 34
28%	35 - 54
3%	55+

3.11 It is relevant that 69% of people using all temporary accommodation are under 35 years of age (given the issues highlighted above) but these individuals often have multiple needs. There are a number of tailored services in place for complex cases at Ty Ogwr and Cornerstone (and other housing support projects currently in place) but where supported accommodation for this level of individual complexity is available, it can quickly become oversubscribed and move-on accommodation from the private sector or RSL's can be difficult to secure.

3.12 However, some complex cases exceed the level of support that housing can provide. The complexities of some individuals presenting for housing can at times be much higher than the level of support that can be provided at these projects. Although exhibiting mental health support needs, many of these individuals do not fit the medical model of mental health diagnosis and are therefore considered to have behavioral and lifestyle issues often linked to drugs and substance misuse. These individuals are often young (18 – 25), including young former looked after children, often lead chaotic lifestyles, have involvement with a variety of other services, and would not fit in with the generic housing provision provided at Brynmenyn. This has an impact on housing options for this client group – the potential risk to other service users can make it difficult to secure the appropriate shared accommodation and the number of accommodation units can be in limited supply. In cases like this housing work closely with Social Services, Community Mental Health Team (CMHT) Probation etc.

Direct Access/Floor Space

3.13 The Kerrigan, (Gwalia) direct access floor space pilot project based in Waterton has been operational since the 1st of November 2017 for 18+ age group. Although a number of other areas respond only to cold weather and a fall in temperature to provide floor space, a view was taken in early Autumn that wet conditions can be just as, or even more, detrimental and that the temperature alone was not a relevant measure to determine service provision. As a result, the provision of 6 beds of direct access floor space started in November. This has now been increased to 9 beds and during the recent spell of snow and cold weather the service expanded to accommodate up to 16 people. Individuals can access this

provision outside of housing solutions by presenting at the Gwalia Hub where advice and assistance is provided and a mini risk assessment is undertaken. Priority is given to those with a local connection. However, if there is capacity within the service this criteria is relaxed. Individuals are then allocated a space at the project for the night, leaving by 8.00 am in the morning. The Breakfast Run operated by the Wallich provides breakfast each morning.

3.14 Although intended as a pilot project to ascertain the needs of homeless people in Bridgend, it is apparent that the need is greater than originally thought. Analysis shows that the floor space (as at Feb 2018), had 53 unique individuals accessing the service. In order to support individuals using this service, to enable them to make positive sustained changes a unique person centered intensive support service has been provided alongside the floor space, subsequently 14 people have been supported to move into their own tenancy. As expected, service users had a combination of support needs which have no doubt contributed significantly to the loss of accommodation. Service users' needs go beyond a simple lack of accommodation –

- 20 people had substance misuse issues,
- 23 suffered from mental health issues,
- 17 were street homeless or sofa surfing,
- 16 were prison leavers,
- 7 had debt issues,
- 9 had domestic violence issues,

Brynmenyn

3.15 Brynmenyn is owned by BCBC and the hostel is managed by the Wallich who provide housing related support to residents on site on a contracted basis. The Wallich undertakes out of hours services for people presenting as homeless. This project provides support to families and individuals. The contract is due for renewal on 30th April 2018 but Cabinet has approved a waiver to 30th April 2020 in order to allow a review of service options and an options report on the use of Brynmenyn to be developed.

3.16 The Hostel has become established within the community. Its central location means that it is well served by buses, is fairly central for children to attend their schools without much disruption and has access to health and GP services. The main building is currently empty as work on emergency reconstruction of the rear wall takes place as well as the reinstatement of the kitchen and utility room (see Appendix 1- external works).

3.17 The Service provides 16 accommodation based units with the intention to offer a homely, safe environment for residents and to assist them with access to services to develop or prolong independent living, including access to 24 hour on-site support. The Service also provides floating support to facilitate the smooth and seamless transition from Brynmenyn to sustainable permanent accommodation within the wider community. A full list of services provided is attached at Appendix 2. Members are requested to note the broad range of support as residents are supported to develop domestic life skills, facilitate contact with local community groups eg education, liaise with statutory or other professional services, health, and access rehabilitation and specialist counselling if required. Support services will be

part of the re-tender process going forward and would be shaped by discussions on any future model.

3.18 Families with children using the Service has reduced over time, from 93 families using the Service, during 2014/15 (peaking at 13 families using it at any one time), to 67 families using it in 2016/17 (with 9 families at any one time). Figures for 2016/17 show that overall more single people/couples without children (59%) used Brynmenyn, than families with children (41%).

- 26% were single female
- 24% single male
- 8% couple with no children
- 26% single female with children
- 9% couple with dependent children
- 6% single males with children

3.19 Further analysis of the use of temporary accommodation shows that between 2011/12 and 2016/17 that there has been an overall reduction of 22% in the use of temporary accommodation (because of the preventative duty). There has been a significant decrease in the number of households placed in Bed & Breakfast (B&B) accommodation because of a deliberate policy decision taken in recent years that B&B's are not suitable accommodation for families. As this reliance has reduced, there has been a 70% increase in the use of the hostel and emergency accommodation.

3.20 Demand and supply of emergency accommodation fluctuates throughout the year and is unpredictable but it can be clearly influenced by a number of factors -

- The number of cases presenting as homeless on a daily basis which the Council has a duty to investigate.
- The reduction in the use of B&B (72% since 2011/12) has led to an increase in the use of more suitable emergency accommodation (i.e. hostel). Whilst B&B is used, it is as a last resort only and we do not place under 18s in such accommodation.
- The unpredictability of household type can severely limit the number of options available to housing as steps are taken to manage potential risks in mixing certain household types together i.e. families residing with young single homeless clients, or individuals whose behaviours are a cause for concern.
- The availability of move-on accommodation (accommodation which is suitable for clients to live independently) for individuals which cannot be guaranteed and has the potential to silt up the accommodation if suitable premises cannot be found.
- The difficulty in nominating or placing complex cases which is dependent upon RSLs accepting nominations and private sector accommodation being available.

4. Current situation / proposal.

- 4.1. The leased accommodation units are a valued resource in supporting the council to meet our housing duties within Bridgend and offer a flexible option for the provision of emergency accommodation. In addition the temporary accommodation provided through Ty Ogwr and Cornerstone for single homeless people with support is an invaluable resource. However, the current provision is at times under pressure, not only due to the number of cases presenting but also due to the increasing complexity of cases that are presenting for housing. It is therefore proposed to investigate opportunities to increase the number of private sector leased properties and establish a specific project working in partnership with Social Services to establish a jointly supported project for young people with both social services and housing needs. This is at the early stages of discussion and is currently being developed.
- 4.2 The complexity of street homelessness cannot be overlooked. Some analysis into the background information of some of the individuals accessing floor space has found that there were many reasons for people not securing or maintaining accommodation available to them. Some had previous accommodation but could not maintain it; some had been evicted from hostels because of their behavior; some had been sleeping rough for a long time and spent time between Swansea, Bridgend and Cardiff and this was a chosen way of life. The apparent and evidenced need makes a strong case for a continued direct access service throughout the year, rather than only through the winter months. Although it is expected that numbers would drop in the summer months, it is nevertheless a valuable resource which offers an alternative to people living on the streets. It is therefore, proposed to establish this service all year round but with the flexibility to increase/decrease the number of bed spaces depending upon the pattern of use and requirement. A permanent provision would allow us to develop the model further and build synergy with other housing and support projects.
- 4.3 The main emergency homeless hostel at Brynmenyn has to be used on a flexible basis as demand fluctuates during the year. Although its primary purpose was intended to house families only, over time it has had to respond to other needs. However, whilst it serves a much needed purpose in providing emergency housing for immediate homelessness presentations and provides a responsive and quality service, the building standards are not of good quality. The building -
- Does not currently meet the needs of service users. The internal layout limits our ability to respond to those with certain protected characteristics under the Equality Act (See Appendix 3 – internal layout).
 - Is not conducive to a supportive and positive environment for children and families (See appendix 4 – typical family room).
 - The current building and layout does not easily allow the use of the accommodation to be maximized or is flexible enough to meet the variable needs and variable household make-up.
 - It has shared bathroom and kitchen facilities limiting privacy for residents (See appendix 5– shared kitchen).

- It has little outdoor space for families and one communal area (Appendix 6 – general living).
- It is shabby and psychologically uninviting for people who are in a vulnerable and stressful state.
- We are unable to place people who have greater vulnerabilities and complex needs.

Future Provision

4.4 The information provided above highlights the unpredictability of the provision required at any one time. It cannot be predicted who will make a homeless presentation, when, or what specific needs that have to be met. It is clear that the current generalist ‘one size fits all’ approach to Brynmenyn does not have the physical capacity to cater for the different circumstances and different needs for each resident. It is also clear that the current building has many limitations. Basic requirements for any future provision would be a building that -

- Is Equality Act and Health and Safety compliant
- Is of a flexible design and capacity to respond to the varying needs and client groups which can be sectioned off to meet the demand at any particular time
- Has suitable and individual bathroom facilities for residents
- Has suitable cooking and eating facilities
- Is in a suitable location within the County Borough
- Is self-contained allowing privacy for residents whilst also offering communal space

Additional requirements could include –

- Psychologically informed environment – design and decoration
- Internal and external children’s playing space
- Meeting rooms for professional support

4.5 The costs will vary considerably depending on the level of specification and design that is decided. If a new build is required an estimate, based on RSL redevelopment, could be in the region of £1.75 - £2m based on like for like provision but this would be dependent on the availability and cost of land and would rise as specifications became higher. Although at this stage a full cost benefit analysis has not been undertaken, a long list of potential options has been drawn up for consideration. Attached at Appendix 7 is a long list of potential options with a number of constraints identified. Options are -

Option 1: A provision can be retained at the same location

Option 2: A new build provision can be provided elsewhere

Option 3: An alternative Council building is identified for the provision and the future use of Brynmenyn is investigated

Option 4: No direct hostel provision maintained and new model of dispersed accommodation developed

4.6 The long list of options attached has had initial exploration. Consideration of the opportunities and constraints have been taken into account to develop a short list for further investigation. These considerations include –

- the availability of resources – council funding, Social Housing Grant (58% grant) and land/property availability
- whether needs of service users and statutory requirements can be met
- location - planning and community issues
- value for money – does it provide longevity and meet future needs, and on-going financial commitments

4.7 After taking into consideration the criteria above, it is recommended that from the long list attached a reduced shortlist of options is agreed for further exploration and detailed analysis of financial costs, availability and suitability is undertaken from which a final decision can be made. It is proposed that the following options be worked up as proposals for consideration –

4.7.1 (Option d on the attached) Demolition and re-build by RSL as part of a negotiated deal

4.7.2 (Option e on the attached) The property is sold on the open market to fund an alternative location

4.7.3 (Option f on the attached) The property is 'part exchanged' in a deal with a local RSL for an alternative use

4.7.4 (Option g on the attached) The property is utilised for another purpose by the Council and an alternative property is allocated from those already in Council ownership

5. Effect upon Policy Framework & Procedure Rules.

5.1 None

6. Equality Impact Assessment

6.1 An EIA will be undertaken during the development of the short list options

7. Financial Implications.

7.1 At this stage the capital and revenue cost of any new provision is unable to be quantified and will depend on the option going forward. Financial information will be part of the option appraisal of any shortlisted options and will be reported to Members.

Current resources available to the Council from Welsh Government Grants include Social Housing Grant (for RSL expenditure), Supporting People Grant Programme monies, and Homelessness Prevention monies. Capital funding from the Council may be required, but this would have to be bid for through the capital programme

bidding process as part of the Medium Term Financial Strategy, and is subject to available funding and competing priorities.

8. Recommendation.

8.1 It is recommended that Members note the report and provide comment on the -

8.1.1 short list of options for the future provision of emergency/hostel provision

8.1.2 proposals for a permanent 'floor space/direct access provision throughout the year

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Background documents

None

Appendix 1 – external works to the building



External Wall pending repair





External Wall pending repair



External Wall pending repair



External Wall pending repair



Appendix 2 – Extract from contract specification and Supporting People Grant outcomes

Each service user/ family will have their needs assessed and a person centred support plan will be developed. The outcomes identified under the supporting people framework are:

Promoting Personal and Community Safety

1. Feeling Safe
2. Contributing to the safety and wellbeing of themselves and of others

Promoting Independence and Control

1. Managing accommodation
2. Managing relationships
3. Feeling part of the community

Promoting Economic Progress and Financial Control

1. Managing money
2. Engaging in education/learning
3. Engaged in employment/voluntary work

Promoting Health and Wellbeing

1. Physically healthy
2. Mentally healthy
3. Leading a healthy and active lifestyle

The list below is merely guidance on some of the support the Wallich may assist with. All support is based on identified need.

Promoting Personal and Community Safety

Feeling safe

- Create a safe and homely environment for people to live in within the temporary accommodation, safeguarding where appropriate individuals within the scheme. Or advising Service Users of how to keep safe within their home or when they are out and about within their community.
- Instructing what to do if they find they are in trouble offering useful telephone numbers if required.

- Supporting Service Users to comply and adhere to any health and safety procedures within the scheme, or looking at security in and around their property to see if any recommendations could be given to improve the dwelling.
- Referring to other agencies such as victim support if necessary

Contributing to the safety and wellbeing of themselves and others

- Promoting personal safety by offering advice to minimise risk e.g. self-harm, safe drug use, and the importance of taking prescribed medication.
- Create a safe neighbourhood within the scheme and the surrounding vicinity, informing Service Users of unacceptable behaviour and consequences of such behaviour. Or when a Service User moves on research neighbourhood watch schemes within the community and encourage service users to participate.
- Look to support the Service User to develop positive relationships within their neighbourhood.
- Support individuals to tackle anti-social behaviours within the community.

Promoting Independence and Control

Managing accommodation

- Provide support with an emphasis on managing and addressing their issues which could threaten their tenancy or license agreement.
- Work with The Council to support Service Users to explore realistic options for alternative housing such as private renting, shared accommodation or returning home
- Support the Service User to identify any hazards to the scheme, or adaptation/repairs needed to their property and sign post/support so they make contact with the maintenance/landlord or relevant agencies.
- Support individuals with disputes, providing advice and practical solutions. This could include moving rooms within the scheme, or if the Service User has their own tenancy giving information about mediation or legal help where appropriate.
- Offer general advice which could include discussing issues which affect their ability to maintain their home.
- Where appropriate establish relationships with landlords to build trust and confidence that the tenancy will not fail

- Discuss the conditions of the tenancy/licence agreement making sure that the Service User understands any repercussions that could occur. For example not paying the rent/service charge, drug use/supply or non-occupancy.
- Advise and help to purchase essential items for the property e.g. from DIY stores, electrical appliances.

Managing relationships

- Develop or Maintain links with families, friends or support services.
- Where relationships are strained or have broken down refer for mediation
- Discuss any behaviour which has been displayed or incidents that have happened which could affect their tenancy/ license or relationships within the community or scheme.
- Develop strong strategies to manage relationships amongst the service, ensuring the safe guarding of other tenants is at the centre.

Feeling part of the community

- Make enquiries with/on behalf of the Service Users to look at local groups such as 'meetups' or 'mindfulness' groups to enhance health and wellbeing and develop a social network.
- Help Service Users develop relationships with their neighbours or within the scheme and the wider community
- Help reconnect clients with their community

Promoting Economic Progress and Financial Control

Managing money

- Look at income and make provisions to maximise revenue, such as applying for benefits or lowering debt payments
- Look at any grants Service Users may be entitled to, or help complete any HB claim forms (if appropriate). Providing letters to support any benefit or grant claims
- Facilitate contact with utility companies looking at payment options.
- Communicate with the Landlord and Service User to negotiate re paying arrears accrued. Or support service user to maintain

a payment plan for any arrears which have accrued during the service.

- Encourage Service Users to tackle debt or financial issues, this could be drawing up budget plans or sign posting to debt agencies/citizens advice.
- Promote financial inclusion, providing help with setting up bank accounts/ post office accounts etc.
- Provide information to inform Service User of any discount schemes, such winter fuel payments or direct debits.

Engaging in education/ Learning

- Undertake a prompting role teaching life skills, this can include demonstrating the use of equipment or drawing up a household rota
- Encourage to live in an environmentally friendly way conserving energy or recycling where possible.
- Look at any training courses to make better use of a Service User's time, which could enhance skills.

Engaging in employment/volunteering opportunities

- Engage Service Users in meaningful activities which can enhance wellbeing and reduce isolation. Such as voluntary work, training or employment.
- Develop employability skills with the Service User, such as mock interviews, help searching for jobs or provide support to complete application forms and refer to relevant employability related projects for additional support.
- Identify and explore volunteer programmes that can incorporate the individuals interest

Promoting Health and Wellbeing

Physically Healthy

- Prompt or where necessary accompany the Service User to initial visits e.g. health appointments or other community based services.
- Help with registration with local services such as GP's, dentists or opticians
- Encourage Service Users to be proactive in resolving any health issues they may be experiencing

- Arrange prescription collection services. Encourage clients to maintain any treatments and prescribed medication regimes.
- Explore any local fitness clubs within their community

Mentally Healthy

- Refer to specialised agencies that may be able to help with issues. For example anger, stress, self-esteem drug or alcohol abuse. Recognising and understanding triggers can improve health and wellbeing and prevent crises from emerging.
- Find out what interests and goals are wanting to be achieved and give information to help achieve this

Leading a healthy and active life style

- Teach cooking and hygiene skills. Offering advice on healthy eating
- Work within a multi-agency setting supporting Service Users with attendance to such meetings.
- Help organise routine screening appointments/ dentist, GP, optician.
- Help develop positive coping skills
- Help encourage regular exercise

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Appendix 3 – Internal layout

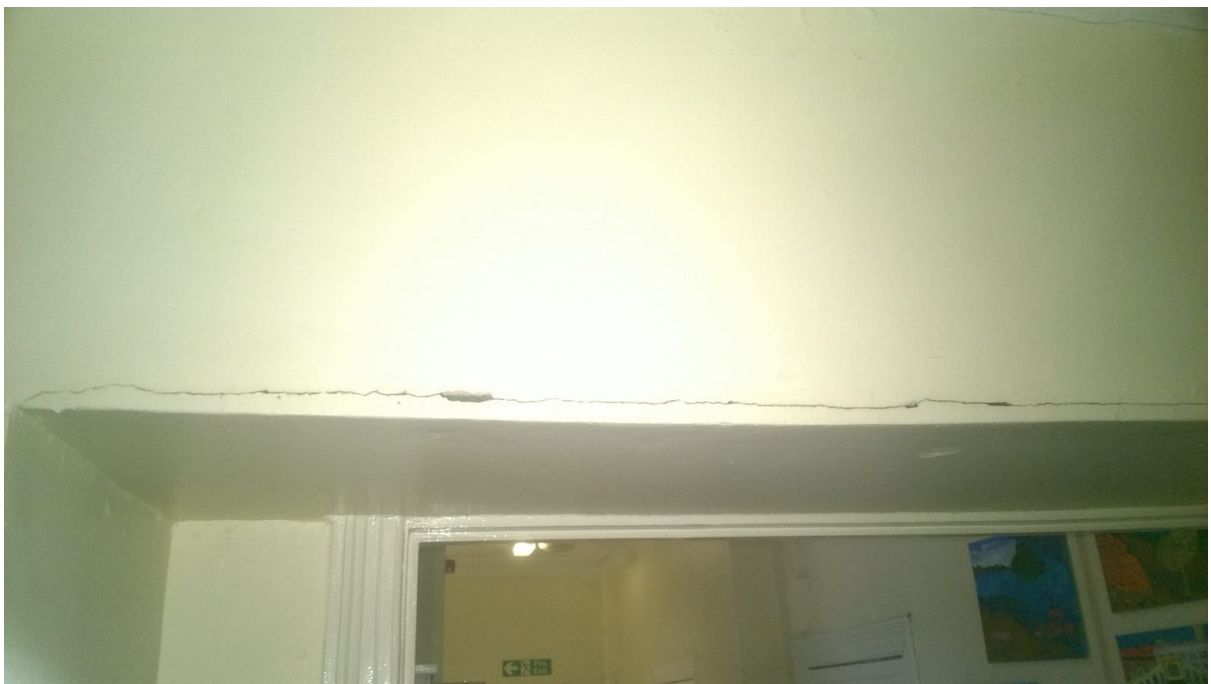


First Floor Corridor – main building

Shared washing Facilities (main building)

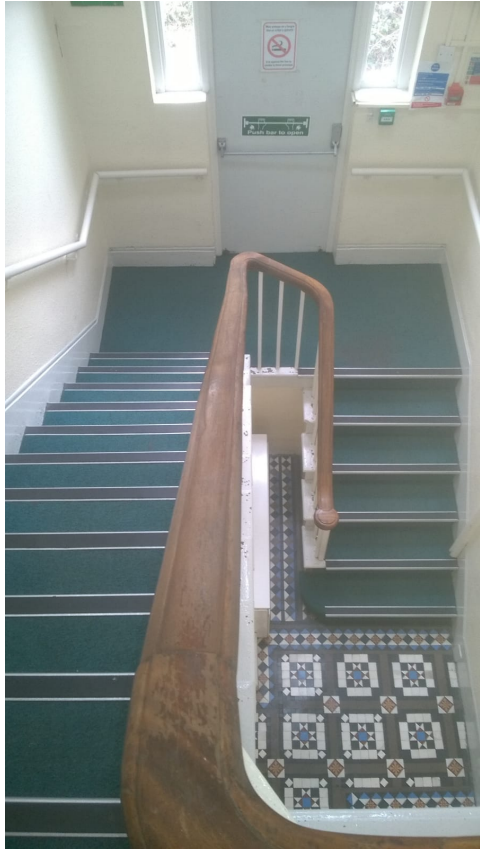


First floor corridor – main building

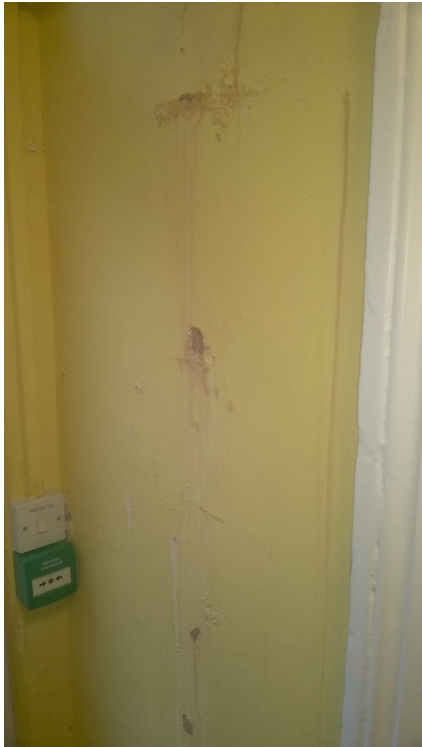


First floor corridor – main building

Sitting room/lounge main building (showing storage room in old vault)



Staircase main building



Entrance Hall – Annex



Hallway Main Building

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Appendix 4 – Typical family room







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Appendix 5, shared kitchen utility and bath room facilities



Kitchen facilities in main building. This is the focus of current building work and will be reinstated at the end of works



Kitchen (main building)



Kitchen (main building). Current freezer options (fridges are available in each room)



Kitchen (main building) This to be sectioned off after the works completed



Kitchen (main building)



Kitchen (main building)



Kitchen (main building)

Shared Toilet facilities



Shared washing Facilities (main building)



Shared Toilets – Ground floor main building



Bathroom - Annexe

Appendix 6 – General Living



Lounge – main building

Sitting room/lounge main building (showing storage room in old vault)



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Appendix 7

Option 1: A provision can be retained at the same location and consideration given to -

	Option	Work Costs	Community/ Planning issues	Flexible Use	DEA/H&S Compliant	Accommodation Conditions	Maintenance costs (BCBC)	Note	Shortlist
a)	Do Nothing	Minimal	×	×	×	Poor	Medium/ High	Does not address need	×
b)	Basic Repair to be DEA Compliant	Medium	×	×	Yes (where possible)	Poor	Medium	Restricted property design	×
c)	Full scale refurbishment	High	×	Potential	Yes (where possible)	Medium	Medium	Restricted property design	×
d)	Demolish & Rebuild on site (BCBC)	High	×	✓	✓	Good	Minimal		✓
e)	Demolish & Rebuild on site (RSL)	High	×	✓	✓	Good	×		✓

Option 2: A new build provision can be provided elsewhere and consideration given to –

	Option	Work Costs	Community/ Planning issues	Flexible Use	DEA/H&S Compliant	Accommodation Conditions	Maintenance costs (BCBC)	Note	Shortlist
f)	Redevelop on site in BCBC ownership	High	Medium/High	✓	✓	Good	Minimal	Site availability/ planning approval	✓
g)	Re-locate service to an alternative site not in BCBC ownership	High	Medium/High	✓	✓	Good	Minimal	Site availability and planning approval	✓
h)	Part exchange with RSL	High	Medium/High	✓	✓	Good	Minimal	Site availability and planning approval	✓

Option 3: An alternative Council building is identified for the provision and the future use of Brynmenyn is investigated

	Option	Work Costs	Community/ Planning issues	Flexible Use	DEA/H&S Compliant	Accommodation Conditions	Maintenance costs (BCBC)	Note	Shortlist
	Re-locate service to an alternative building	High	Medium	✓	✓	Good	Minimal	Would be reliant on suitable building being available and achieving Planning	✓
j)	Purchase/ Convert an Existing Dwelling	High	Medium	✓	✓	Good	Minimal	Would be reliant on suitable property being available and achieving Planning	✓

Option 4: Direct hostel provision ceased and new model of dispersed accommodation developed

	Option	Work Costs	Community/ Planning issues	Flexible Use	DEA/H&S Compliant	Accommodation Conditions	Maintenance costs (BCBC)	Note	Shortlist
k)	Utilise Dispersed Properties – RSL	Medium	Minimal	Unclear	Unclear	Good	No	Significant change in service, many variables	✗
l)	Purchase Dispersed Properties – BCBC	High Initial expenditure	Minimal	Unclear	Unclear	Good	Minimal/ Medium	Significant change in service, many variables	✗