

CAPITAL PLAN LIST C –EVALUATIONS

	Project Planning, Housing and Environmental Health: Purchase of property for Temporary Accommodation (TA) purposes						
	1	Specification:					
		(i)	Purpose of the scheme	Purchase of property for TA purposes to be more confidently placed to discharge our duties and manage homeless provision and deliver a cost saving to the Council.			
		(ii)	Relevance to National / Council's Objectives	(a) National: Homelessness Reduction Act. (b) Council: A continuing supply of homes, including affordable housing to buy and rent, and prevention of homelessness.			
		(iii)	Targets for judging success	(a) Reduction in use of nightly paid accommodation. (b) Reduction in costs to Council.			
	2	Description of Project / Design Issues: Purchase of property for TA purposes. In 2018 the Council purchased the long leasehold of six flats in Tonbridge High Street to provide temporary accommodation. It is proposed that a further property / properties are purchased in order for the Council to meet the need for temporary accommodation and further reduce the current cost of paying for accommodation.					
	3	Risks Sourcing suitable property; void periods and potential damage to property.					
	4	Consultation:					
	5	Capital Cost: A sum of up to £2.0m made up from £0.5m from s.106 monies, £1.0m from business rates retention scheme reserve and £0.5m from property investment fund reserve.					
	6	Profiling of Expenditure Expenditure profile dependent on scale and timing of purchase of property.					
		2019/20 (£'000)	2020/21 (£'000)	2021/22 (£'000)	2022/23 (£'000)	2023/24 (£'000)	2024/25 (£'000)
		£2.0m					
	7	Capital Renewals Impact: None					
	8	Revenue Impact: There will be both a rental income and running costs associated with the property with the expectation of a net income stream.					
	9	Partnership Funding: None.					

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	10	Post Implementation Review: Twelve months from date of first occupancy.		
	11	Screening for equality impacts:		
		Question	Answer	Explanation of impacts
		a. Does the decision being made or recommended through this paper have potential to cause adverse impact or discriminate against different groups in the community?	No	[Please explain your answer]
		b. Does the decision being made or recommended through this paper make a positive contribution to promoting equality?	No	[Please explain your answer]
		c. What steps are you taking to mitigate, reduce, avoid or minimise the impacts identified above?		
	12	Recommendation: Scheme recommended for inclusion in the Capital Plan List A.		