

Meeting of:	Cabinet
Date of Meeting:	Thursday, 25 January 2024
Relevant Scrutiny Committee:	Healthy Living and Social Care
Report Title:	Acquisition of Residential Properties in the Vale of Glamorgan
Purpose of Report:	To seek Cabinet approval to acquire up to three residential properties in the Vale of Glamorgan
Report Owner:	Cabinet Member for Social Care and Health
Responsible Officer:	Director of Social Services
Elected Member and Officer Consultation:	<p>Head of Service, Social Services</p> <p>Head of Resource Management and Safeguarding</p> <p>Operational Manager, Social Services</p> <p>Head of Housing & Building Services</p> <p>Operational Manager, Property</p> <p>Operational Manager, Accountancy</p> <p>Operational Manager – Legal Services</p>
Policy Framework:	This report is within the policy framework and budget and is a matter for Executive decision by Cabinet.
<p>Executive Summary:</p> <ul style="list-style-type: none"> • This report advises the intention to purchase three residential properties in the Vale of Glamorgan for use by the Social Services Directorate. • Full considerations are detailed in a Part II report later in this agenda and Cabinet is requested to consider these reports in conjunction. 	

Recommendations

1. That the contents of this report be noted and considered in connection with the Part II report later on the meeting agenda.
2. That Cabinet notes that the urgency procedure set out at Section 15.14 of the Council's Constitution be used in respect of recommendations contained within the Part II report.

Reasons for Recommendations

1. To allow the Part I and Part II reports to be considered together.
2. To ensure that the Council can deliver the scheme.

1. Background

- 1.1 The Council's Social Services Directorate is looking to purchase three residential properties in the Vale of Glamorgan, to address an identified need.
- 1.2 The Council has an adopted Acquisition Protocol (2016), which seeks to effectively manage and improve the Council's use of property, and the increasing need for a more co-ordinated approach to asset management across the Council. In accordance with this protocol, this proposal was presented to Insight Board on 8th December, 2023, and approved, in principle, subject to Cabinet approval.
- 1.3 The Council's Insight Board is fully sighted on matters relating to this proposal.
- 1.4 The Project Management Unit has already consulted with the Head of Housing and the Empty Homes Officer, and there aren't any properties within their registers, which would be appropriate to meet this need.
- 1.5 The Welsh Government's Housing with Care Fund (HCF) [Housing with Care Fund \(HCF\): guidance 2022 to 2023 | GOV.WALES](#) has been set up to support independent living in the community for people with care and support needs.
- 1.6 It is anticipated that Welsh Government funding would fund this project through the Housing with Care Fund (HCF), via the Regional Partnership Board, to support the purchase and any renovation works required to the properties. Officers have received an early indication that the scheme would meet the grant criteria.

2. Key Issues for Consideration

- 2.1 Subject to Cabinet's approval, it is intended that the Council purchases up to three residential properties.
- 2.2 Given the sensitivity regarding future occupiers, full details are outlined in the Part II report.

3. How do proposals evidence the Five Ways of Working and contribute to our Well-being Objectives?

- 3.1 This proposal will meet Objectives 1 and 3 identified in the Council's Corporate Plan 2020-2025.
- 3.2 Please refer to Part II report.

4. Climate Change and Nature Implications

- 4.1 Please refer to Part II report.

5. Resources and Legal Considerations

Financial

- 5.1 In terms of capital expenditure, a grant application would be submitted for HCF, via the Regional Partnership Board, to support the acquisition of the three properties, and any renovation works required to ensure the homes are finished to an appropriate standard.
- 5.2 Alternatively, the project has the support of the Council as an invest to save scheme should internal Council capital funding be required – this is already included on the Council's Capital Programme.
- 5.3 In terms of revenue implications, this is detailed within the Part II report.
- 5.4 This would enable the directorate to achieve its savings plans.

Employment

- 5.5 Resource implications are set out in the Part II report.

Legal (Including Equalities)

- 5.6 The Social Services and Well-being (Wales) Act came into force on 6th April, 2016.
- 5.7 The Act provides the legal framework for improving the well-being of people who need care and support, and carers who need support, and for transforming social services in Wales.
- 5.8 Each property acquired will be renovated so that it complies with the latest regulatory standards to maximise their future use and support sustainability.

6. Background Papers

Welsh Government Housing with Care Fund (HCF) Guidance 2022-2023