



## Mayor and Cabinet

### Report title: Supported housing and rough sleeping contracts

**Date:** March 2024

**Key decision:** Yes

**Class:** Part 1

**Ward(s) affected:** All.

**Contributors:** Assistant Director of Integrated Commissioning & Commissioning Manager – Prevention & Inclusion

### Outline and recommendations

**This report recommends that Mayor and Cabinet:**

Approve the procurement under the Health Care Services (Provider Selection Regime) Regulations 2023 of the Honor Lea and Rokeby House supported housing service. The contract will be from April 2025 for 10 years with a break clause after 5 years. The estimated total value of the contract will be £9,222,266, an annual value of £922,266. The service uses 2 buildings owned by the London Borough of Lewisham (LBL). The report recommends a 10-year lease be issued to the provider selected to manage the buildings.

Approve the procurement under the Health Care Services (Provider Selection Regime) Regulations 2023 of the Lewisham Assessment and Recovery Centre service. The contract will be from April 2025 for 10 years with a break clause after 5 years. The estimated total value of the contract will be £5,624,580, an annual value of £562,458. This contract will use a building owned by LBL.

Approves the extension of the Lewisham Young Person's Specialist Service contract with Single Homeless Project (SHP), by 1 year until 1<sup>st</sup> April 2026. The value will be £557,496.

Approves the direct award to Bench Outreach of a 3-year contract for a High Needs Housing First service for rough sleepers. This service will be entirely funded by the Single Homeless Accommodation Program grant. The value will be £396,123 for the 3-year period, £132,041 each year.

## 1 Summary

- 1.1 The Prevention, Inclusion and Public Health Commissioning Team (PIPHCT) commissions a range of floating & accommodation-based support services to meet the needs of homeless service users who require support to manage and maintain their accommodation.
- 1.2 The report recommends that Mayor and Cabinet give approval to procure 3 supported housing contracts and 1 floating support contract. The report describes the process under which each contract is to be procured.

## **2 Recommendations**

### **2.1 Mayor and Cabinet are recommended to:**

- 2.1.1 Approve the procurement of and award of contract for the supported housing service at Honor Lea and Rokeby House, for a period of 10 years with a break clause at 5 years, at a total maximum cost of £9,222,266, and a total annual value of £922,266 under the Health Care Services (Provider Selection Regime) Regulations 2023 (“PSR”).
- 2.1.2 Approve the entry into a lease with the provider of the supported housing service for a term reflecting the period of the contract referred to in 2.1.1 above.
- 2.1.3 Delegate authority to the Executive Director for Community Services (in consultation with the Director of Integrated Commissioning and the Director of Law and Corporate Governance) to select the preferred service provider and agree final form of contract and lease provided that it meets the requirements of the PSR.

### **2.2 Mayor and Cabinet are recommended to:**

- 2.2.1 Approve the procurement of and award of contract for the ‘Lewisham Assessment and Recovery Centre’ supported housing service for a period of 10 years with a break clause after the first 5 years, at a total cost of £5,624,580 and an annual cost of £562,458, under the PSR.
- 2.2.2 Delegate authority to the Executive Director for Community Services (in consultation with the Director of Integrated Commissioning and the Director of Law and Corporate Governance) to select the preferred service provider and agree final form of contract provided that it meets the requirements of the PSR.

### **2.3 Mayor and Cabinet are recommended to approve the extension of the Lewisham Young Person’s Specialist Service contract, with ‘Single Homeless Project (SHP), for 1 year until 1st of April 2026 at a value of £557,496.**

### **2.4 Mayor and Cabinet are recommended to give officers approval to directly award Bench Outreach a 3-year contract for a High Needs Housing First service for rough sleepers. This service will be entirely funded by the Single Homeless Accommodation Program (SHAP) grant. The value will be £396,123 for the 3-year period, £132,041 each year.**

## **3. Policy Context**

### **3.1 The Prevention, Inclusion and Public Health Commissioning (PIPHC) Team’s supported housing funding is an important strand in the delivery of many government priorities. It plays a key role in delivering national strategies such as the Reducing Reoffending National Plan, the new National Drugs Strategy, and the National Statement of Expectations for Supported Housing.**

### **3.2 The services within this report meet the corporate strategy 2022-26 as follows:**

### **3.3 Children and Young People. The supported housing provision procured and monitored by the PIPHC Team plays a crucial role in safeguarding the most vulnerable children and young people. The service provides essential support and options for young people transitioning from the care system, providing support and protection from harm.**

### **3.4 Quality Housing. The recommendations outlined in this report aim to enhance the**

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quality of supported housing provision, procured and monitored by the PIPHC Team. By doing so, individuals with support needs can access safe and comfortable accommodation, fostering a sense of pride and happiness in their living space. This will contribute to expanding the availability of safe and comfortable housing for more residents in Lewisham.

- 3.5 Safer Communities. The services commissioned by the PIPHC Team work to prevent people entering the criminal justice system. Supported housing services work as part of the Safer Lewisham Partnership's Public Health approach to youth violence, aiming to reduce knife crime and sexual exploitation.
- 3.6 Health and Wellbeing. Recommendations in this report will support improvement of services commissioned by the PIPHC Team, in particular, their work to improve health outcomes through more psychologically informed environments and improved access to health services.
- 3.7 Awards for both the Honor Lea and Rokeby House supported housing service, and the Lewisham Assessment and Recovery Centre contracts will be managed under the new Health Care Services (Provider Selection Regime) Regulations 2023. Commissioning authorities can procure services under defined Common procurement vocabulary (CPV) codes. Both these contracts fit under CPV code 85312500-4, "rehabilitation services, but only insofar as such services are provided to individuals to tackle substance misuse or for the rehabilitation of the mental or physical health of individuals".

#### **4. Honor Lea and Rokeby House Background**

- 4.1 Lewisham has 3 Pathways for Supported Housing. The Mental Health Pathway is for people with significant and enduring mental health needs who are homeless. This pathway is jointly funded by LBL, the South London and Maudsley trust (SLaM) and the Southeast London Integrated Commissioning Board (ICB). The commissioning and contract monitoring functions are held by LBL and specifically the PIPHC Team.
- 4.2 The Honor Lea and Rokeby House contract is the highest value contract in the Mental Health Pathway and a key service for the pathway which serves as the assessment centre and largest 24-hour support option in the pathway. Referrals into the service primarily come from Lewisham Hospital discharge. This contract is a key resource for the local mental health system.
- 4.3 This service performs consistently well and continues to meet the needs of individuals in the borough with enduring mental health needs. In quarterly audit and contract monitoring the service demonstrates good quality of service delivered for service users. Rokeby House consistently exceeds the 2-move target per quarter and maintains an impressively short average length of stay, despite the high level of complex needs within the service. Similarly, the Honor Lea service surpasses the 2-move target and maintains an average length of stay below the targeted 730 days. This proves advantageous as it optimises resource allocation, enabling a greater number of individuals to access timely support. Although the Assessment Centre falls slightly short of the 15-move per quarter target, it actively addresses challenges through collaborative monthly Move On meetings with the PIPCH Team.
- 4.4 A joint commissioning group has met to plan service and pathway development for the Mental Health Pathway since 2019. This group is made up of key people from the local system, including LBL, the ICB, and SLaM. In September 2023 the plan to re-commission Honor Lea and Rokeby House was presented to the Lewisham Mental

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Health Alliance Leadership Board. The board endorsed the approach and the work of the joint commissioning group, which has since met regularly to take this forward.

- 4.5 The 2 buildings used for the contract are owned by LBL. LBL is currently not in a position to manage these buildings. Any procurement will seek to secure a provider who can take on the lease along with the support contract. Taking on the lease allows a provider to set the rents and secure any additional income, decreasing the cost burden on the support contract. Issuing a short lease limits the incentive for the provider to make long term improvements to the buildings. A 10-year lease will help ensure the buildings are kept to a good standard and manage financial risk to the Council.
- 4.6 The proposed 10-year support contract gives stability and allows for a shared plan for development and improvement of this vital service, with a review period at 5 years with an option for both parties to exit the contract giving flexibility should there be issues with the provider or should the Council's situation and priorities change.

## **5 Honor Lea and Rokeby House Procurement Method**

- 5.1 The recommended contract length is 10 years from 1 April 2025 to 30 March 2035, with a break clause after 5 years. The estimated total value of the contract will be £9,222,266, an annual value of £922,266.
- 5.2 Officers will procure the contract under the most appropriate route under the Health Care Services (Provider Selection Regime) Regulations 2023. When a preferred providers is selected under the regulations, a lease will be issued for the length of the support contract. The current rental value is £150,000 per annum.
- 5.3 As part of the new service contract, officers will work with the established joint commissioning working group on a new specification including improvement and development of the service. This will be informed by needs analysis, and by reviews of the service conducted in 2023/24 with service users, and another by Lewisham's complex needs coordinator with system partners.
- 5.4 The proposed approach to the new contract will not change the scale of the contract, remaining a 50 bed, 24 hour staffed service across two sites. The new contract will not change in nature, remaining a service working holistically to support residents with significant mental health needs, and incorporating Lewisham's mental health pathway assessment centre.

## **6. Lewisham Assessment and Recovery Centre Background**

- 6.1 Lewisham has 3 Pathways of Supported Housing. The Single Adults Pathway is for people with co-occurring needs including substance misuse, mental health, and homelessness. This pathway is funded by LBL through allocated Communities budgets.
- 6.2 The Lewisham Assessment and Recovery Centre Background (LARC) contract is the assessment centre for the single adults pathway. The service provides 24-hour support for some of the borough's highest needs service users. The service is a key contract in the supported housing pathways and Lewisham's homelessness and substance misuse offers.
- 6.3 Pagnell Street, Exeter Way is the 42-bed purpose building used for the contract. This

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building is owned by LBL. On 21<sup>st</sup> June 2023 Mayor & Cabinet approval was given to issue St Mungo's with a 30-year lease to manage the building as supported housing.

- 6.4 The proposed 10-year support contract gives stability and allows for a shared plan for development and improvement of this vital service, with a review period at 5 years with an option for the parties to the contract to exit the contract giving flexibility should the Council's situation and priorities change.

## **7 Lewisham Assessment and Recovery Service Procurement Method**

- 7.1 The recommended contract length is 10 years from the current contract end from 1 April 2025 to 30 March 2035, with the option to review the contract after 5 years. The value of the contract will be £5,624,580, an annual value of £562,458.
- 7.2 Officers will procure the contract under the most appropriate route under the Health Care Services (Provider Selection Regime) Regulations 2023.
- 7.3 The service is a key element of the single adult pathway and officers would not be looking to radically redesign the service. The new contract would not change the arrangements considerably. Officers will work with partners and service users to agree a revised service specification, and a plan for service development and continuous improvement across the lifetime of the contract.
- 7.4 The proposed approach to the new contract will not change the scale of the contract, remaining a 43 bed, 24 hour staffed service. The new contract will not change in nature, remaining a service working holistically to support residents with significant physical and mental health and substance misuse needs, and forming Lewisham's adults pathway assessment centre.

## **8 SHP Young Persons Specialist Service background**

- 8.1 Lewisham has 3 Pathways of Supported Housing. The Young Persons Pathway serves Care Leavers and 16 / 17 year olds jointly assessed by Housing and Childrens Social Care (CSC). This pathway is jointly funded by both Communities and CSC budgets.
- 8.2 The SHP Young Persons Specialist contract is the higher needs element of the young persons pathway. The contract has 46 units across 5 buildings with support levels ranging from 24 hour to visiting support. The contract provides important housing and support options for Care Leavers with higher support needs, and provides an important option for reducing the reliance on high costs semi-independent accommodation for Care Leavers. For more details, please see the August 2024 Care Leavers Medium Supported Housing Approval to Award Mayor and Cabinet report.
- 8.3 The SHP Young Persons Specialist contract performs consistently well. The performance management from the last 4 quarters has shown good performance.
- The SHP YP Specialist service performs well and has positive outcomes.
  - The service includes a number of bedspaces ring-fenced for care leavers; SHP works well in partnership with the LBL Leaving Care Service.
  - There's a high focus on positive move-on; from 01/10/22 to 30/9/23 there were 36 positive move-ons (including 15 moves to independent living) – this is a good number given the challenges of sourcing appropriate move on accommodation.

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•There's a high demand for the service and vacant bedspaces are filled in a timely way

- 8.4 106 Perry Vale is the largest building in the contract and provides 24-hour support. This is an LBL owed property. The current managing landlord is Metropolitan and Thames Valley Housing (MTVH). MTVH are handing the property back to LBL. The current lease has come to an end and MTVH wish to return the property as soon as the Council can put in place an alternative arrangement. To retain the use of the property for the contract, officers will need to find an alternative managing landlord. Officers are currently in the process of carrying out this work. It should be noted that PIPHC carried out an expression of interest exercise in 2021, asking the market for suitable buildings to use for supported housing contracts. This exercise produced no suitable buildings, showing that options of moving the service to another building are limited.

## **9 SHP Young Person Specialist Contract extension**

- 9.1 In December 2018 Mayor & Cabinet awarded SHP the contract commencing April 2019. The contract was for a period of 3 years with the options to extend by a further 2 years. The procurement was called off a joint (with LB Southwark) Supported Accommodation Commissioning Framework which ran from 2015 to 2019. Contract was awarded at £393,188 per year.
- 9.2 in January 2022 Executive Director for Community Services approved the variation of the contract to include an additional 24 hour supported building. The contract was uplifted from £393,188 to £543,899 per year, until the end of contract in April 2024. Permitted extension until April 2024 was also granted.
- 9.3 In March 2023 Mayor & Cabinet approved the extension of the contract by 1 further year, from an end of April 2024 to April 2025.
- 9.4 All supported housing contract values were varied following an all service supported housing review in 2023. The SHP Young Persons Specialist Service was uplifted from £543,899 to £557,496 until the end of the contract, starting in April 2024. Approval for this was given in the Mayor & Cabinet March 2023 meeting, under the Mental Health Supported Housing Contract Permissions to Procure and Approval of Extensions report.
- 9.5 This contract falls under the Public Contracts Regulations 2015. Officers are seeking approval to extend the current contract with SHP by 1 year from the current contract end of April 2025.
- 9.6 Much of the value of the contract is tied to the 13 units of 24-hour support at 106 Perry Vale. The building does not have a secured managing landlord now that MTVH are handing back the property to LBL. To take this contract to market in this case, the market would be limited to the small number of providers who are themselves registered social landlords, limiting the market and response. This restricted market led in 2021 to a failed procurement in the mental health pathway, and it is even rarer for potential young people's pathway providers to also be registered social landlords. Therefore going to market with arrangements in place for the building will avoid the risk of failed procurement and associated service disruption for staff and residents, and support achieving best value for the Council.
- 9.7 Given the difficulty described with competitive procurement with the current state of Perry Vale's lease arrangement, officers are seeking approval to issue a year's extension on the support contract with the incumbent provider SHP. This time period will be sufficient for officers to secure a landlord for Perry Vale, after which point the

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service will be reprocured.

- 9.8 This extension will also allow officers to develop the opportunity offered by the bringing in-house of Lewisham Homes and explore the possibility of the Council now being able to act as the managing landlord directly, which was not previous something the Council had capacity to do.
- 9.9 In addition, officers are seeking a new managing landlord and to negotiate new lease arrangements for Perry Vale. Any new managing landlord would be restricted to a social landlord.

## **10 Single Homeless Accommodation Program (SHAP) background**

- 10.1 The Department for Levelling Up, Housing and Communities launched the SHAP program in 2023. A fund for additional accommodation with support for rough sleepers. SHAP applications are for both capital and revenue. The capital element of the grant required the applying local authority to commit to a proportion of funding. Local authorities alone were eligible to apply. London borough applications were supported and evaluated by the GLA.
- 10.2 LBL officers in commissioning, the rough sleeper team, assets, and housing strategy led on the Lewisham application in 2023. A gap analysis was completed on local provision for rough sleepers. The gap analysis showed that Lewisham needed additional services catering to rough sleeper with high and often co-occurring needs. The gap analysis suggested 2 new services from SHAP: a small building with 24-hour support, and a high needs housing first service with daily visits. No suitable building nor commitment from LBL to invest in a suitable asset could be found for the small 24-hour service.
- 10.3 The SHAP grant was successfully awarded to LBL on 1 Feb 2024.
- 10.4 LBL already commission a housing first service with Bench Outreach which is funded by the Rough Sleeper Initiative grant. This service is an important offer for rough sleepers and people multiply excluded from the supported housing pathways. The service has performed consistently well over the last 4 quarters. This contract has higher caseload for staff meaning the service cannot accommodate the highest needs rough sleepers.
- 10.5 Over the last 4 quarters, the Housing First Service continues to provide stable and independent homes with intensive personalised support for some of the borough's most complex residents. Within the last 4 quarters, the service has continued to work towards meeting its key performance measures and as of the end of Q3 (23/24) had an active case load of 35, which is 70% towards capacity. It is worth noting that the service has brought in 3-month engagement criteria, which will have impacted the overall case load figure. This criterion means they are able to close referrals down if the person is unwilling to engage within this time period – allowing the keyworkers to concentrate on those actively engaging with the service and support.
- 10.6 They continue to work collaboratively with key partners such as the borough's Rough Sleepers Team and the Pathway Manager – throughout Q4 (22/23), Q1 (23/24), Q2 (23/24) and Q3 (23/24) the service has supported 34 residents to remain housed and have had a consistent waiting list of under 10 – they have had none of their service users evicted within this period of time, which is a great achievement. There continues to be a minimum of 2 properties allocated to Housing First per quarter which is reflected in the waiting list numbers – the Service Manager continues to monitor these

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properties and feeds back regarding suitability for the cohort of service users.

- 10.7 Throughout this period of time, Housing First have been able to move 7 service users over to their Client Initiated Support (CIS) module – not only evidencing the great work done by the support workers but allowing for the service to continue to take on referrals for those complex and multiple excluded residents. The CIS module was designed and delivered by the Service Manager, and they have since gone on to present this to other borough's Housing First services.

## **11 SHAP capital**

- 11.1 Mayor and Cabinet approved in December 2023 the SHAP bid and all associated capital requirements.
- 11.2 Approval was given for 'the Total Scheme Cost for the Single Homeless Project (SHAP) and to accept the associated grant from the GLA and the use of Public Health Capital funding and to delegate approval of the terms of the grant funding agreement to the Executive Director of Place, in consultation with the Director of Resources and Director of Law and Corporate Governance.'

## **12 SHAP revenue direct award**

- 12.1 In 2022 officers ran an open procurement for the current housing first service following the release of the RSI funding covering 2022 to 2025. Only the incumbent, Bench Outreach, submitted a tender. This demonstrated no interest from other providers in competition for this service supporting rationale for a direct award.
- 12.2. Bench Outreach have an established service in the borough, pre-dating funding from LBL. Bench Outreach would be able to mobilise the new service on the funding using existing organisational resources to support the service, which other providers do not have and supporting rationale for a direct award.
- 12.3 Officers are seeking approval to directly award the SHAP higher needs housing first contract to Bench Outreach. The contract will be for 3 years commencing in July 2024. The value will be £396,123 for the 3-year period, £132,041 each year.

## **13 Legal implications**

### **Approval to Procure**

- 13.1 The report seeks approval to procure an external service providers to provide a Supported Housing Service at Honor Lea and Rokeby House and the 'Lewisham Assessment and Recovery Centre' supported housing service both for a period of 10 years with a break clause after the first 5 years. Given the potential spend on these contracts they would both be categorised by Contract Procedure Rules as a "Category A" contract.
- 13.2 The Health Care Services (Provider Selection Regime) Regulations 2023 ("PSR") came into force on 1st January 2024. Where relevant authorities (which includes the Council) procures services which comprise of the arrangement of health care and public health services then the PSR must be used. Assuming that Mayor and Cabinet accepts the recommendations to procure service providers, the Contract Procedure

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Rules (“CPR”) place requirements on how that should happen. When procuring contracts for health care services the Council must act (i) with a view to securing the needs of people who use the services, improving the quality of the services, improving efficiency in the provision of the services and (ii) transparently, fairly and proportionately. As a Category A contract, it would be for Mayor and Cabinet to take a decision on the award of any contract.

### **Approval to Award**

- 13.3 This report proposes that Mayor and Cabinet approve the award of contracts for both the Supported Housing Service at Honor Lea and Rokeby House and the ‘Lewisham Assessment and Recovery Centre’ supported housing service. This report further proposes that Mayor and Cabinet instruct the Executive Director for Community Services in consultation with Director of Integrated Commissioning and the Director of Law and Corporate Governance to give effect to this decision by applying the selection criteria to determine and enter into contract with the preferred contractor.
- 13.4 The decision to award both contracts contained in this report is a Key Decision under Article 16.2 of the Constitution as it has a value of more than £700k. It is therefore required to be contained in the current Key Decision Plan and the Council’s Key Decision procedure must be followed.
- 13.5 Provided that the final contract value for each contract is within authorised limits set out in this report and the preferred service providers are selected in accordance with the PSR, then the selection by Executive Director for Community Services of the preferred service providers in accordance with Mayor and Cabinet’s direction will not be a Key Decision. For audit purposes a written record should be kept setting out how the selection process has been applied and the preferred service provider selected, and officers from Legal Services should be consulted as necessary throughout the selection and award process.
- 13.6 The Council has power under the Local Government Act 1972 to dispose of land by way of a 10 year lease provided it obtains the best consideration that can reasonably be obtained or consent from the secretary of state. The Executive Director for Community Services will need to ensure that this provision is complied with when agreeing the form of lease.

### **SHP Young Person Specialist Contract extension**

- 13.6 The recommendation in the report is to extend the contract with Single Homelessness Project, for a further year without carrying out a competitive process, at a cost of £557,496.
- 13.7 The Council is obliged to comply with the procurement Regulations (Public Contracts Regulations 2015). Some variations to existing contracts may trigger a requirement to undertake a new competitive tender process. The Council’s Contract Procedure Rules set out which variations can be made without a new competitive process (Constitution Part IV I, paragraph 17 of Contract Procedure Rules). This report explains why this extension to the contract for a further year is proposed.
- 13.8 Contract Procedure Rules say that where a contract variation is ‘not substantial’, the variation can be made (paragraph 17.5). The definition of ‘substantial’ takes into account matters including the nature and size of the proposed change relative to the original contract, and the likely market effect of the change (including the change to the scope and economic balance of the contract). There is a reasonable argument that the proposed extension is not substantial. As such, the variation does not trigger a requirement to undertake a new procurement. On that basis, therefore, the proposed changes are allowable under the Council’s Contract Procedure Rules paragraph 17.

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## **Direct Award of contract to Bench Outreach**

13.9 The report recommends a waiver of the Council's Contract Procedure Rules ("CPR") and award of contract to Bench Outreach for the provision of a Single Homeless Accommodation Program for 3 years at a cost of £396,123. Under the Council's CPR the contract is a Category B contract. The contract is a light touch contract and the total value over the term is below the financial threshold for light touch contracts under the Public Contracts Regulations 2015, therefore the Regulations do not apply.

13.10 Under paragraph 18 of the CPR the Council shall not negotiate with a single tenderer unless there are exceptional circumstances which must be approved. The circumstances for negotiating with the single provider are set out in section 12 of the report. When consideration is to be given to whether an exemption should be given, the following matters should be considered:

- the nature of the market for the services to be provided has been investigated and is such that the proposed approach is justifiable; or the contract is for services that are required in circumstances of extreme urgency; or there are other circumstances which are genuinely exceptional;
- it is in the Council's overall interest; and
- there is no breach of legislation.

It is confirmed that there is no breach of legislation in taking the approach set out in the report.

13.11 It is for Mayor and Cabinet to be satisfied after considering this report whether a waiver under one of the exceptions set out above is justified.

## **14 Financial implications**

14.1 The recommendations proposed in paragraph 2 above for the following contracts are to be fully funded from the Supported Housing expenditure budget within the Adult Integrated Commissioning Division. Funding beyond 2024/25 is subject to annual agreement as part of the Council's budget setting process, however the contracts proposed contain flexibilities to mitigate against any changes to funding envelope.

- Riverside Housing-Honor Lea and Rokeby House supported housing service contract commencing in April 2025, for 10 years with a break clause after the first 5 years of service. The estimated annual expenditure is £922,266.
- St Mungo's-Lewisham Assessment & Recovery Service contract commencing in April 2025, for 10 years with a break clause after the first 5 years of service. The estimated annual expenditure is £562,458.
- SHP-Lewisham Young Persons Specialist Service contract extension commencing in April 2025 for 1 year. The estimated annual expenditure is £557,496.

14.2 The Bench Outreach-High Needs Service for Rough Sleepers contract commencing in July 2024, for 3 years. The estimated annual cost is £132,041. The contract is grant funded by the Department for Levelling Up, Housing and Communities - Single Homelessness Accommodation Programme (SHAP). The grant is held within the Integrated Commissioning Division. Although, continuation of the grant beyond 2024/25 is not confirmed at this stage, any risks from funding changes are being mitigated by flexibilities inserted into the contracts.

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## **15 Equalities implications**

- 15.1 Equality Analysis Assessments have been completed for the Mental Health & Single Adults Pathway, and for the Young Persons, Single Adult pathways.
- 15.2 These assessments have been completed using the methodology and approach set out in Lewisham Corporate Equalities policy in line with the Equalities Act 2010.
- 15.3 One of the key quality criteria measured during any supported housing commissioning process is “Processes for addressing equality and diversity”. The criteria will continue to be measured for all future commissioning.
- 15.4 All the services contained in this report will be specified to record and report demographic data to better monitor trends and gaps in supported housing service provision.
- 15.5 This service will accommodate and support people with serious and enduring mental health needs, who suffer from significant exclusion and unequal outcomes in a number of areas. The service users will be supported to progress in their lives holistically and to improve their situation in a number of areas and will prepare them to live with increased independence in the community.

## **16 Climate change and environmental implications**

- 16.1 The Council has made a commitment to making the borough carbon neutral by 2030.
- 16.2 The extension to the contracts listed in this report will not have any negative impact on the rate of energy consumption or increase of carbon admissions.
- 16.3 Supported housing service buildings are maintained by various landlords. The energy efficiency of services will be discussed in contract monitoring meetings and assessed during Quality Assurance visits.
- 16.4 Recycling should be proactively promoted in supported housing services and will be monitored during scheme visits and will be discussed with residents.
- 16.5 The properties acquired under the SHAP grant will meet LBL acquisitions standards.

## **17 Crime and disorder implications**

- 17.1 Provision of suitable supported accommodation links directly to the delivery of S17 of the Crime and Disorder Act. Section 17 of the Act recognises that there are key stakeholder groups who have responsibility for the provision of a wide and varied range of support services to and within the community. In carrying out these functions, section 17 places a duty on partners to do all they can to reasonably prevent crime and disorder in their area.
- 17.2 The purpose of section 17 is simple: the level of crime and its impact is influenced by the decisions and activities taken in the day-to-day of local bodies and organisations. The responsible authorities are required to provide a range of services in their community. Section 17 is aimed at giving the vital work of crime and disorder reduction a focus across the wide range of local services and putting it at the heart of local decision-making.
- 17.3 Research by the Home Office has shown that stable housing is a significant factor in

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reducing the likelihood of people re-offending. For example, stable accommodation reduces the potential for committing further crime by offenders within the community by about 20%. The Supporting People Framework Agreement, which has been used to procure services, reduces risk to offenders and the community and therefore benefits community safety and cohesion.

## **18 Health and wellbeing implications**

- 18.1 The services detailed in this report will have a positive impact on health, mental health, and wellbeing by providing housing with support to homeless vulnerable service users in the borough.
- 18.2 The services will have a positive impact on social, economic and environmental living conditions that indirectly affect health by providing good quality accommodation with support to address health issues early on and to ensure wrap around services are in place.

## **19 Social Value**

- 19.1 The services listed are delivering support to vulnerable residents in the borough independently of local authority funding, promoting a range of social value in the borough.
- 19.2 The council is an officially accredited London Living Wage (LLW) Employer and is committed to ensuring that, where appropriate, contractors and subcontractors engaged by the council to provide works or services within Lewisham pay their staff at a minimum rate equivalent to the LLW rate. Successful contractors will be expected to meet LLW requirements and contract conditions requiring the payment of LLW will be included in the service specification and contract documents.
- 19.3 The incorporation of Social Value into Lewisham contracts will significantly help the Council to deliver on its strategic corporate and Mayoral priorities and deliver added value for the borough as a whole.
- 19.4 Once contracts have been awarded officers will agree social value aims and KPI's with these providers as a condition of the contract.

## **20 Background papers**

- 20.1 September 2023 Mayor & Cabinet Report, Supported Housing all Services Review



MC 20 9 23 All  
Services Review Sup

- 20.2 August 2023, Mayor & Cabinet Report, Care Leavers Medium Supported Housing Approval to Award



ED 18 8 23 Care  
Leavers Medium Sup

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20.3 June 2023, Mayor & Cabinet Report, Leases for supported housing Sites.



MC 21 6 23  
Supported Housing

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