

Meeting of the

# CABINET

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Wednesday, 8 September 2021 at 5.30 p.m.

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**TABLED PAPERS – Pre-Decision Scrutiny Questions  
and officer responses**

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	<b>PAGE NUMBER</b>
<b>5. OVERVIEW &amp; SCRUTINY COMMITTEE</b>	
<b>5.1 Chair's Advice of Key Issues or Questions</b>	
Chair of Overview and Scrutiny Committee (OSC) to report on any issues raised by the OSC in relation to unrestricted business to be considered.	<b>3 - 6</b>

If you require any further information relating to this meeting, would like to request a large print, Braille or audio version of this document, or would like to discuss access arrangements or any other special requirements, please contact:

Matthew Mannion, Democratic Services

Tel: 020 7364 4651, E-mail: [matthew.mannion@towerhamlets.gov.uk](mailto:matthew.mannion@towerhamlets.gov.uk)

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## Overview & Scrutiny PDSQs 08.09.2021

Questions	Response
<b>Item 6.2 Integrated housing and support Mental Health schemes: Direct - Award of contract to Look Ahead Care and Support</b>	
<p>1. Has there been any consideration and discussion as part of the retender of the contact to make provision for staff sleep-in-shift pay to be increased from £30 a shift?</p>	<p>We have been working with providers to review the use of sleep-in-shift staff in supported accommodation schemes. Within the integrated housing and support schemes sleep-in-shift staff are no longer utilised with the exception of one scheme, Tabard Court, which requires a higher staffing level due to this being a forensic service. There has been some consideration and discussion of this to date, and the continued use of sleep-in-shift staff and the pay rates will be considered and discussed further as part of the contract negotiation.</p>
<p>Why has direct award been considered for the Forensic Service Tabard Court; Commercial Road; and Coventry Road but an open procurement tender commencing in August 2021 for the sites of Huddlestone Close, Teresa House and Hamlets Way, and Cannon Street Road?</p> <p>When was this decision made and what level of executive within the council considered the options between direct award and open tender for the sites?</p>	<p>Forensic Service Tabard Court; Commercial Road; and Coventry Road are all schemes which offer an integrated housing and support offer. The integrated offer comprises of the provider being the property owner of the three accommodation sites and therefore responsible for the statutory requirements and general upkeep of the property, alongside providing the in-house care and support models to all residents.</p> <p>The provider acting as a landlord and support provider of these schemes, Look Ahead, have confirmed to the Council that their model of support for these schemes requires an integration of support and accommodation. They operate a single approach to these buildings and will not enter into a partnership arrangement.</p> <p>In preparation for the procurement, in order to identify suitable settings for the delivery of the services and to facilitate wider competition, the council undertook a market testing exercise where multiple landlord and estate agents were engaged in the searching of available</p>

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buildings. No alternative suitable locations were found.

These are the reasons that a direct award is being considered for Tabard Court; Commercial Road; and Coventry Road.

This decision has been considered according to our standard processes at the Integrated Commissioning Programme Board, Health, Adults and Community Directorate Leadership Team and Corporate Leadership Team (CLT).

For the sites of Huddleston Close, Teresa House and Hamlets Way, and Cannon Street Road a direct award has not been considered as these sites have separate housing and support managed through a partnership arrangement. This enables an open procurement to take place for the support only, as it is not integrated with the accommodation. For these sites the decision to procure has been considered at the Integrated Commissioning Programme Board, CLT, Procurement Review Panel and Cabinet through the Contracts Forward Plan.

### Item 6.5 3-11 Valance Road - Disposal

1. What has been the total annual cost of security, inspections and scaffolding in a recent year?

The costs for scaffolding, security, and inspections for the period 01.04.2020 – 31.03.2021 were £33,873.00.

2. How many residential units are above the shops?

Only unit 11 has habitable residential accommodation above (2 units). There is currently a lease which includes the ground floor shop and both residential units. The lease has expired but on holdover under the Landlord and Tenants Act 1954, Legal have served a S25 notice on the tenant.

3. Given that these homes were not included in the presentation "*Void( Empty) Properties - What is the Council doing to bring them into use?*"

The Council was aware in 2018 that this property was void and was giving consideration to methods of disposal. It may be that Vallance

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<p><i>by Martin Ling, Housing Strategy Manager on the 19 March 2018 to the Housing &amp; Regeneration Scrutiny Sub-Committee, does this mean that the Council was not aware of these properties in 2018 (as the presentation did include derelict properties)?</i></p>	<p>road was excluded from the report because it was already the subject of more detailed work given its unique location and issues. All of the people involved in writing the report are no longer with the Council so we are unable to secure more information on its exclusion.</p>
<p>4. What other residential properties remain unused (for longer than 2 years) in the Councils ownership (including where the Council is the freeholder)?</p>	<p>We are happy to provide this information but would require more time to gather the information. However this should not delay the decision in any way as the information requested is not pertinent to the disposal of Vallance Road.</p>
<p><b>Item 6.6 122 Back Church Lane – Disposal</b></p>	
<p>1. What other non-residential properties remain unused or derelict (for longer than 2 years) in the Councils ownership (including where the Council is the freeholder)?</p>	<p>We are happy to provide this information but would require more time to gather the information.</p>

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