

## **NCC : NBC HOUSING SCHEME – ELEANOR LODGE**

### **BACKGROUND**

Northampton Borough Council (NBC) is the main Registered Housing Provider for the Borough and received a request to assist Northamptonshire County Council (NCC) to assist in the provision of additional housing for specific client groups.

### **SUMMARY Scheme One – Eleanor Lodge**

Outline - Core and Cluster Scheme to provide 18 Units of accommodation in 5 Residential Clusters

Funding – NCC to fund reconfiguration costs (no capital cost to HRA).

NPH – Commissioning of work and Project Management of reconfiguration, Housing management and Lettings management.

NBC – Registered Provider, provision of homes through the HRA.

Care & Support – To be commissioned and provided by NCC Adult Social Care services.

Property Ownership – NCC to lease to NBC for 30 Years (which will fold in the new Unitary Council environment).

Nomination Rights – NCC to have nomination rights for the duration of the lease, NCC liable for excess voids and may change use of building / units if demand reduces.

NCC Client Group – Adults with Learning Disabilities

### **DETAILS**

This scheme requires no capital funding from the HRA. The building/facility will be leased to NBC from NCC, therefore costs will be revenue and required to be recovered through the HRA as rental income.

The scheme will provide 18 homes in a Core & Cluster format, providing independent supported living for all residents.

NCC will retain nomination rights for homes and it is expected they will nominate adult clients with Learning Disabilities. NCC may change the use/occupancy of this scheme if required and with due notice.

The building is a reconfiguration project, with no 'new build/planning requirements', NCC will remain liable for any major capital expenditure.

As there is no borrowing, the lease of the property from NCC will be at a 'peppercorn' rent and excessive voids will be underwritten by NCC, there is no risk to the HRA. The HRA will have to ensure the costs of maintenance, insurance, administration etc is recovered through tenant rents. Annual costs are anticipated to be in the order of £45,000.00 with annual rent in the order of £65K pa.

## **Housing Management and Lettings**

Once the scheme is complete NPH will manage the scheme delivering the full range of housing management services including:

- Lettings and tenancy sign up
- Housing management
- Rent collection
- Estate services and grounds maintenance
- Responsive, cyclical maintenance and major works

NPH will commission any works that cannot be delivered by its in-house repairs team.

A Care and Support Provider will be commissioned by NCC for each scheme.

NBC through NPH and NCC will agree propose a matrix setting out:

- The demarcation of roles and responsibilities between the Care and Support provider commissioned by NCC and NPH.
- Key Performance Indicators for NPH's delivery of housing management services (such as response times for repairs)

The matrix will be proposed to NCC and will be approved ahead of NCC tendering the care and support services for each scheme. NCC will include the matrix within its tender documentation for support services.

## **Rents and Service Charges**

Rents will be set at 80% of open market rental value but capped at Local Housing Allowance (LHA), inclusive of service charges.

NPH will set reasonable service charges to recover the housing related services that are not covered by the core rent. These will be aligned to those charges on other housing schemes for reasonable costs such as communal grounds maintenance and lift maintenance.

NBC through NPH will set a reasonable rent for the ancillary space that is designated for staff usage, payable by NCC or its Care Provider.