

Report subject	<b>Update on Establishing a Multi Disciplinary Team and a Homeless Health Centre</b>
Meeting date	9 March 2022
Status	Public Report Confidential Appendix A
Executive summary	<p>In May 2021, Cabinet approved the further development of a Multi-Disciplinary Team (MDT) to better address the health needs of individuals who are homeless.</p> <p>Cabinet also approved the acquisition of St Stephens Church Hall, Bournemouth, to be used as a Homeless Inclusion Health Centre ('Health Hub') within an approved budget.</p> <p>Programme governance has been established for this work, the MDT is developing well with various partners engaged, and conveyancing and the required due diligence continues in relation to the acquisition of St Stephens Church Hall.</p> <p>Options are set out in the confidential Appendix A for the acquisition, refurbishment and management of the building which could bring additional investment requirements for the Council and therefore need further due consideration.</p>
Recommendations	<p><b>It is RECOMMENDED that Cabinet:</b></p> <ol style="list-style-type: none"> <li><b>1. Consider the options presented in the confidential Appendix A</b></li> <li><b>2. Delegates authority to the Chief Operations Officer, in consultation with the Portfolio Holder, Lead Member and the Leader of the Council to implement arrangements as agreed</b></li> </ol>
Reason for recommendations	To review the Cabinet approval gained in May 2021, consider the current position and agree the preferred option

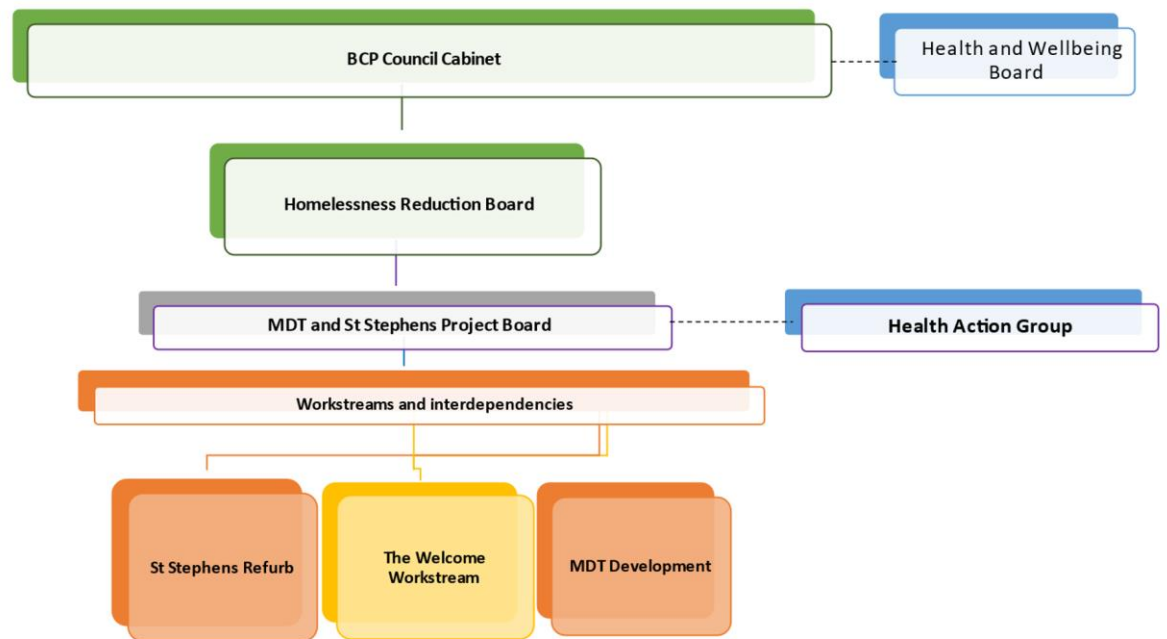
Portfolio Holder(s):	Councillor Karen Rampton (Portfolio Holder for Homes and Adults)
Lead Member	Councillor Hazel Allen (Homelessness)
Corporate Director	Jess Gibbons – Chief Operations Officer
Report Authors	Lorraine Mealings – Director of Housing, BCP Council
Wards	Council-wide
Classification	Decision

## Background

1. Cabinet is referred to the decisions taken on 26 May 2021 – ‘Establishing a Multi Disciplinary Team and a Homeless Health Centre’ when it approved the recommended acquisition of St Stephens Church Hall, Bournemouth, to be used as a Homeless Inclusion Health Centre (‘Health Hub’) within an approved budget.
2. The recommendations approved by Cabinet on 26 May 2021 are set out below :-

Cabinet :-

- *Approves the further development of an Multi-Disciplinary Team (MDT) to better address the health needs of individuals who are homeless.*
  - *Approves the implementation of an ongoing ‘Health Hub’ provision at St Stephens Church Hall.*
  - *Approves the acquisition of St Stephens Church Hall and delegates authority to the Corporate Property Officer in consultation with the Portfolio Holder, Section 151 Officer and the Monitoring Officer to agree the specific terms of the sale (see Confidential Appendices A and B).*
  - *Approves the associated capital and revenue budget provision relating to the acquisition and management of St Stephens Church Hall (see Confidential Appendices A and B).*
3. Governance for a programme to oversee the development of the MDT and the acquisition of St Stephens Church Hall was established during 2021 which included the appointment of a specialist Programme Lead and the establishment of an overseeing Programme Board. The Programme Board includes the Cabinet Homelessness Lead as well as representatives from Housing, Social Care, Drug and Alcohol Services, CCG Primary Care, Estates, Communities, Voluntary Sector/Homeless Action Collaborative and Communications.
  4. Three key workstreams have been established, (1) the acquisition and refurbishment of St Stephens Church Hall, (2) the Welcome workstream and (3) establishing the Multi-Disciplinary Workstream:-



### The MDT Development and Welcome Workstreams

5. The Multi-Disciplinary Team is taking shape and various partners are engaged. There is an agreed Memorandum of Understanding (MOU) in place which defines the team's scope and approach. All the required agencies are signed up to this, it defines the services to be delivered within the MDT, member agency responsibilities, responsibilities of employing organisations to support the MDT and staff commitments.
6. Work is progressing well to define and establish new ways of working to jointly support users of the hub and develop the scope for a defined "welcome offer". Procedures are being established for jointly case managing clients, setting the 'welcome offer' service scope and agreeing the approach for working with clients.
7. The communications team as part of the Programme Board is developing options for branding to enable a potential 'soft' launch during April 2022 which will be dependent upon the status of the building base at that time.

### St Stephens Church Hall Workstream

8. Cabinet agreed to acquire the St Stephens Church Hall, Bournemouth, to house the Health Hub. The Hub is intended to be a combination of a building based and outreach model. It was intended, in that report, that the Council's Housing team will lead the

ongoing development and management of the Hub but joint working and co-designing with partner colleagues would be essential.

9. The Council's Estates team has led on the acquisition of St Stephens Church Hall. Timelines were extended because of the essential due diligence for the Council and the Charity Commission requirements that St Stephens Church, the owners of the property, market the property on the open market.
10. Options are being considered for the acquisition, refurbishment and management of the building which could bring additional investment requirements for the Council and therefore need further due consideration. The details of this are commercially sensitive and are therefore set out in confidential Appendix A for Cabinet consideration. These details include the Corporate Property Officer's views.

#### **Summary of financial implications**

11. Further due diligence has been undertaken as part of the acquisition process of St Stephens Church Hall and Cabinet is asked to consider options for a way forward. The options and related issues are set out in the confidential Appendix A.

#### **Summary of legal implications**

12. The acquisition of the building is being led by the Council's Estates team with the necessary legal considerations and due diligence underway.
13. The issue of 'accountable persons' for matters such as fire safety and wider compliance will need consideration for the building options presented.
14. The Council has the legal power to acquire land by agreement for the purposes of carrying out its functions and also to lease out land which it owns. It is expected to exercise due diligence in doing so and the confidential Appendix A sets out the steps which have been taken so far. The Council should carefully consider the options to be sure that the course it decides to pursue will best achieve its objectives. Depending upon the option which is selected, further due diligence steps may be required once those proposals have been further developed.

#### **Summary of human resources implications**

15. None in addition to the May 2021 report.

#### **Summary of sustainability impact**

16. The Council will want the resulting building to be sustainable to contribute towards our climate emergency challenges.

#### **Summary of public health implications**

17. None in addition to the May 2021 report.

#### **Summary of equality implications**

18. None in addition to the May 2021 report.

## **Summary of risk assessment**

19. The confidential Appendix A sets out the key risks and issues to be considered.

## **Appendix A – Health Hub Options CONFIDENTIAL**