

**Meeting:** [Cabinet](#) **Date:** [14 May 2024](#)

**Wards affected:** St Marychurch

**Report Title:** Next Steps Properties at Ryan Place

**When does the decision need to be implemented?** [Upon conclusion of the call-in Period](#)

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## 1. Purpose of Report

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1.1 To seek Cabinet approval to dispose of two properties at Ryan Place, both of which would be disposed of in excess of the £50,000 limit set out in the Officer Scheme of Delegation.

## 2. Reason for Proposal and its benefits

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2.1 The reason for the proposal is to dispose of the properties when they next become available, in order to acquire alternative more appropriate locations which will provide Next Steps residents the opportunity to succeed whilst minimising impact upon others.

2.2 Cabinet are required to make the decision to dispose of the properties as the Officer Scheme of Delegation only permits officers to dispose of properties that are under £50,000.

## 3. Recommendation(s) / Proposed Decision

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1. That the two properties owned by Torbay Council at Ryan Place, 62 St Marychurch Road, Torquay be disposed of as soon as the properties become vacant; and
2. That the Chief Executive be given delegated authority to use the money from the sales of the two properties at Ryan Place to purchase new properties for Next Steps accommodation, in compliance with the original grant criteria.

# Supporting Information

## 1. Introduction

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- 1.1 The Council were successful in obtaining Government Grant through the Next Steps Accommodation Programme (NSAP), through which 14 properties were acquired. The overall objective of NSAP is to reduce rough sleeping, with a focus on the successful resettlement and recovery of those who have a long and/or repeat history of rough sleeping or are at risk of the same. Tenancies under the scheme are for a maximum of two years.
- 1.2 The delivery of the programme in Torbay has seen some great successes, providing tenants with the stability and support (provided by Bournemouth Churches Housing Association) to enable them to successfully move into fully independent housing. However, the two properties at Ryan Place have resulted in significant impact upon other residents, and despite the introduction of a Sensitive Letting Policy, that impact is still felt. As such it is proposed to dispose of these two properties as soon as they become vacant, replacing them with properties elsewhere.

## 2. Options under consideration

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- 2.1 The Council could continue to provide Next Steps accommodation at Ryan Place, however the level of impact on other residents at Ryan Place would remain significant and it would not provide Next Steps residents with an environment in which they will have the best opportunity of achieving stability to enable them to successfully move into fully independent housing. Whilst measures to lessen the impact on other residents at Ryan Place have been adopted through the introduction of a sensitive letting policy, this has not significantly altered the impact on the other residents.
- 2.2. In light of this, it is considered that the most appropriate option is to dispose of the two properties and acquire accommodation elsewhere.

## 3. Financial Opportunities and Implications

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- 3.1 The monies received from the disposal of the two properties will be reinvested into new Next Steps properties elsewhere in Torbay, with the consent of Homes England. The aim of this will be to ensure that the costs of the new properties are equal to the amount received from the disposal of the Ryan Place properties, therefore the financial implications will be minimal.

## 4. Legal Implications

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- 4.1 The properties will only be disposed of once the properties become vacant with all legislation regarding tenants and landlords being followed for existing tenants.

- 4.2 The disposal of and acquisition of the new properties will be subject to the appropriate due diligence for property transactions.

## 5. Engagement and Consultation

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- 5.1 Both residents and Members have been calling for the Council to dispose of the two properties at Ryan Place for some time. Therefore, further wider engagement and consultation is not proposed.

## 6. Procurement Implications

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- 6.1 None, as the properties will be disposed of via the open market.

## 7. Protecting our naturally inspiring Bay and tackling Climate Change

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- 7.1 Not applicable.

## 8. Associated Risks

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- 8.1 There is a risk that Homes England will not permit the monies to be transferred to other properties, however early discussions in this regard have been positively received and therefore it is believed that this risk is minimal.
- 8.2 Care will need to be taken in identifying appropriate locations for the replacement properties to ensure that the Ryan Place situation is repeated.

## 9. Equality Impact Assessment

Protected characteristics under the Equality Act and groups with increased vulnerability	Data and insight	Equality considerations (including any adverse impacts)	Mitigation activities	Responsible department and timeframe for implementing mitigation activities
Age	<p>18 per cent of Torbay residents are under 18 years old.</p> <p>55 per cent of Torbay residents are aged between 18 to 64 years old.</p> <p>27 per cent of Torbay residents are aged 65 and older.</p>	There is no differential impact.		
Carers	At the time of the 2021 census there were 14,900 unpaid carers in Torbay. 5,185 of these provided 50 hours or more of care.	There is no differential impact.		
Disability	In the 2021 Census, 23.8% of Torbay residents answered that their day-to-day activities were limited a little or a lot by a physical or mental health condition or illness.	There is no differential impact.		
Gender reassignment	In the 2021 Census, 0.4% of Torbay's community	There is no differential impact.		

	<p>answered that their gender identity was not the same as their sex registered at birth. This proportion is similar to the Southwest and is lower than England.</p>			
Marriage and civil partnership	<p>Of those Torbay residents aged 16 and over at the time of 2021 Census, 44.2% of people were married or in a registered civil partnership.</p>	<p>There is no differential impact.</p>		
Pregnancy and maternity	<p>Over the period 2010 to 2021, the rate of live births (as a proportion of females aged 15 to 44) has been slightly but significantly higher in Torbay (average of 63.7 per 1,000) than England (60.2) and the South West (58.4). There has been a notable fall in the numbers of live births since the middle of the last decade across all geographical areas.</p>	<p>There is no differential impact.</p>		
Race	<p>In the 2021 Census, 96.1% of Torbay residents described their ethnicity as white. This is a higher proportion than the South West and England. Black, Asian and minority ethnic individuals are more likely to live in areas of Torbay classified as being amongst the 20% most deprived areas in England.</p>	<p>There is no differential impact.</p>		

Religion and belief	64.8% of Torbay residents who stated that they have a religion in the 2021 census.	There is no differential impact.		
Sex	51.3% of Torbay's population are female and 48.7% are male	There is no differential impact.		
Sexual orientation	In the 2021 Census, 3.4% of those in Torbay aged over 16 identified their sexuality as either Lesbian, Gay, Bisexual or, used another term to describe their sexual orientation.	There is no differential impact.		
Veterans	In 2021, 3.8% of residents in England reported that they had previously served in the UK armed forces. In Torbay, 5.9 per cent of the population have previously serviced in the UK armed forces.	There is no differential impact.		
<b>Additional considerations</b>				
Socio-economic impacts (Including impacts on child poverty and deprivation)		The Next Steps properties provide a positive opportunity for those who have a long and/or repeat history of rough sleeping or are at risk of the same.		
Public Health impacts (Including impacts on the general health of		The Next Steps properties provide a positive opportunity for individuals to achieve the stability required to		

the population of Torbay)		successfully transition to fully independent accommodation, with the well documented public health benefits for those who are able to successfully retain accommodation.		
Human Rights impacts		There is no differential impact.		
Child Friendly	Torbay Council is a Child Friendly Council and all staff and Councillors are Corporate Parents and have a responsibility towards cared for and care experienced children and young people.	The Next Steps properties could be used to provide care experienced young people with accommodation if they are considered to be at risk of rough sleeping.		

## 10. Cumulative Council Impact

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- 10.1 Without the use of the Next Steps properties, greater number of individuals could be rough sleeping in Torbay, requiring support from the Homelessness Outreach team and from Housing Options.

## 11. Cumulative Community Impacts

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- 11.1 Without the use of the Next Steps properties, greater number of individuals could be rough sleeping in Torbay with the resultant community impact.