

Delegated Decision

5th July 2024

Appropriation of Cockton Hill Registry
Office to Housing Act 1985



Case Management Ref: PDIS01144

Regeneration, Economy and Growth

**Anna Wills, Asset Strategy and Property Manager, Corporate
Property and Land**

Electoral division(s) affected:

Bishop Auckland Town and Woodhouse Close

Purpose of the Report

- 1 The purpose of the report is to seek approval to:
 - (a) Appropriate building known as Cockton Hill Registry Office from S120 Local Government Act 1972 to Housing Act 1985 to facilitate the delivery of the Single Homelessness Accommodation Programme (SHAP).

Executive summary

- 2 The SHAP programme was announced in September 2022 as part of the Government's rough sleeping strategy and will provide over £200 million in funding for both capital project delivery and revenue support over three years to help deliver the Government's objective of ending rough sleeping.
- 3 The aim of the SHAP is to increase supply of high-quality accommodation with accompanying support to address gaps in homelessness pathway provision for both adults with a long history of rough sleeping or with complex needs and young people (aged 18 to 25) at risk of or experiencing homelessness or rough sleeping.
- 4 A funding proposal for SHAP was developed that aims to increase the type of accommodation available in the county and the capacity to deal with the most complex, hard to house single homeless people. It aims to do so by providing an additional 32 bed spaces with wrap around support to help the clientele develop the skills to manage and maintain a tenancy and eventually move through to mainstream housing provision.

- 5 SHAP will ensure strategic alignment with the council's emerging Homelessness and Rough Sleepers Strategy and complement the work that is already progressing on temporary accommodation provision.
- 6 The Department for Levelling Up, Housing and Communities (DLUHC) will provide revenue funding towards the cost of support and an associated bid for capital grant from Homes England to enable the provision of the accommodation required.
- 7 Any accommodation provided through the programme must be delivered by March 2025 and address gaps in homelessness pathway provision.
- 8 There is also a commitment from DLUHC to provide revenue funding for three years from completion of any accommodation to help meet the cost of support to this vulnerable client group.
- 9 DLUHC and Homes England have invited the council to make funding submissions for both cohorts; adults and younger people aged 18 to 25 years.
- 10 The following work has been carried out when preparing the bid for SHAP funding involving:
 - (a) undertaking a strategic gap analysis.
 - (b) consultation with registered providers to determine their level of interest in the project.
 - (c) determining the most appropriate delivery model to meet the need.
 - (d) identifying the estimated costs associated with the acquisition, improvement and remodelling of properties with corporate property and land colleagues.
 - (e) reviewing potential properties that may be suitable for use.
 - (f) undertaking a soft market test to understand the market and delivery approach taken by specialist support providers working in this field.
 - (g) developing a delivery model for the support provision.
 - (h) working with the housing benefit team to understand the level of financial support that would be available to the potential clients through the housing benefit system.
 - (i) modelling a range of financial scenarios.

- (j) working collaboratively with Homes England and DLUHC on the co-production of the submission ensuring that the criteria was met.
- 11 It was announced in November 2023 that the Council's bid had been successful.
- 12 The Durham County Council Housing Service have identified Cockton Hill Registry Office for use as one of the SHAP hubs. This would include development of a five-bedroom unit for single females aged 18 to 25 years.
- 13 On 3rd October 2023 the Corporate Director of Regeneration, Economy & Growth approved the Single Homeless Accommodation Programme Report which included the proposal to use Cockton Hill Registry Office as part of the Single Homelessness Action Partnership from June 2024 when the current occupants have vacated the building.

Recommendation

- 14 It is recommended to agree to appropriate building as shown edged red on the plan attached from S120 Local Government Act 1972 to Housing Act 1985 for the purpose of the Single Homelessness Action Partnership.

Background

- 15 The site edged red on the attached plan amounting to 0.04 Ha (0.09 acres).
- 16 Following a project delivered by the Corporate Property and Land service, the legal reason for holding each asset has been identified and recorded.
- 17 The legal reason for holding an asset relates to the original act that the asset was acquired under and any subsequent appropriations, which would result in an alteration to the holding act.
- 18 Where the use of the land asset changes, or it is going to change, from its original/existing purpose, the statutory act under which it's new purpose will fall will also, in most circumstances, change and, if this is the case, an Appropriation will be required.
- 19 If a local authority determines that it is necessary to transfer land from one purpose or function to another, (Appropriate) it may do so in accordance with s122 of the Local Government Act 1972.
- 20 An Appropriation report is required, where a change of occupier results in a change of holding act, and deals with the following changes:
 - (a) Identifies the existing holding act and the new holding act under which the asset is held;
 - (b) confirms agreement from the service to realignment of the asset to the new service area, including identification of cost centre;
 - (c) identification of budget;
 - (d) identification of who will be managing the asset;
 - (e) property type alteration, to reflect new use;
 - (f) property name alteration, to reflect new use.
- 21 The above changes are necessary, so that records are up to date and capital accounting reflects the correct property type and land user. This will assist with improved budget allocation and the alleviation of gaps in management of assets.

Conclusion

- 22 An appropriation of the building known as Cockton Hill Registry Office from S120 Local Government Act 1972 to Housing Act 1985 to facilitate the delivery of the Single Homelessness Accommodation Programme (SHAP) should be carried out.

23 The appropriation of this site to support delivery of the SHAP will ensure strategic alignment with the council's emerging Homelessness and Rough Sleepers Strategy and complement the work that is already progressing on temporary accommodation provision.

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Background papers

[Single Homelessness Accommodation Programme: prospectus and guidance \(outside of Greater London\)](#)

Other useful documents

- None

Author(s)

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Appendix 1: Implications

Legal Implications

The Statutory Purpose under which the Council held the property immediately prior to this report is no longer required and the Council now wishes to use the property for a new alternative use. Section 122 of the Local Government Act 1972 permits the Council to appropriate the property to an alternative Statutory Purpose subject to complying with the provisions of the Act. Following appropriation of the Statutory Purpose the Council will be authorised to use of the property for the new alternative use and the Statutory Purpose under which the property is held will be amended to the new Statutory Purpose.

Finance

Housing will be responsible for the revenue cost centre for the building.

Consultation

Councillor James Rowlandson as Portfolio Holder of Resources, Investment and Assets together with Local Councillors Joanne Howey, Cathy Hunt, Andrew Jackson, Sam Zair were consulted on 20th June 2024 via email and no objections or conflicts of interest were received.

Equality and Diversity / Public Sector Equality Duty

None.

Climate Change

None.

Human Rights

None.

Crime and Disorder

None.

Staffing

Staff to manage the site will be allocated as part of the SHAP project.

Accommodation

The SHAP Hub will accommodate both the public and staff who support the Hub's service delivery.

Risk

Not applicable

Procurement

Not applicable

Appendix 2: Site Plan



Bishop Auckland Register Office

Plan Ref: ARC-24-248. Paper Size: A4. Scale: 1:1,250

Total Area Coloured Red: 356.18 m², 0.088 Acres or thereabouts.

Based Upon O.S Map: NZ2028. Date: 05/06/2024.

UPRN : 0376S01



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