

REPORT TO: HOUSING COMMITTEE – 19 MAY 2003

REPORT ON: TENDER FOR CONTRACT TO PROVIDE BED AND BREAKFAST ACCOMMODATION 2003-2005

REPORT BY: DIRECTOR OF HOUSING

REPORT NO: 278-2003

1. PURPOSE OF REPORT

- 1.1. This report details tenders received for the provision of Bed and Breakfast accommodation for homeless persons and requests a decision on acceptance thereof.

2. RECOMMENDATIONS

- 2.1. It is recommended that Committee accept the tender submitted by Inverellan Ltd for the 2 year period commencing May 2003.

3. FINANCIAL IMPLICATIONS

- 3.1. Actual costs of this contract will be dependent on demand from roofless persons requiring accommodation. The contract cost will be met from the Other Housing Budget for homeless bed and breakfast accommodation.

4. LOCAL AGENDA 21 IMPLICATIONS

- 4.1. Provision of immediate temporary accommodation will assist in the key Agenda 21 Theme: access to good food, water, shelter and fuel at a reasonable cost.

5. EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1. Provision of accommodation for all roofless persons ensures equality of access to safe accommodation for vulnerable clients who are in need of the services on offer.

6. TENDER REPORT

- 6.1. The introduction of the Housing (Scotland) Act 2001 has expanded the duty on Local Authorities to provide immediate temporary accommodation to homeless persons. Prior to the introduction of this Act only those deemed to be in priority need were provided with temporary accommodation. The 2001 Act has introduced a new duty to provide temporary accommodation to any person presenting as homeless regardless of priority status.

- 6.2. Plans are in place to expand the range of temporary accommodation available through the development of a new direct access hostel and follow on supported accommodation. The lead in time to completion of new facilities is likely to take up to 2 years and as the duty came into force from October 2002, there is a need to make interim arrangements to meet demand from homeless persons.
- 6.3. Tenders for the contract to provide Bed and Breakfast accommodation were invited for the 2 year period May 2003 to March 2005 by advertisement in the local press. One tender was returned as follows:

| Inverellan Ltd: Inverellan Guest House, 2/4 Ellen Street, Dundee | | |
|--|---------------|----------------|
| TENDER SCALE OF CHARGES PER BED SPACE | | |
| | Rate per Week | Rate per Night |
| Single Room per Person | £146.09 | £20.87 |
| Double/Twin Room per Person | £146.09 | £20.87 |
| Family Room per Person | £146.09 | £20.87 |

- 6.4. Although only one establishment submitted a tender for the contract, the Homeless Services Unit currently places clients in other guest houses in Dundee. Should demand or social and support needs require it, other guest houses will continue to be utilised. Charges for other guest houses, currently in use, are broadly similar to those submitted by Inverellan Ltd.

7. CONSULTATION

- 7.1. The Chief Executive, Director of Support Services, Director of Finance and Director of Corporate Planning have been consulted on the contents of this report.

8. BACKGROUND PAPERS

- 8.1. Housing (Scotland) Act 2001.

ELAINE ZWIRLEIN
DIRECTOR OF HOUSING

27 MARCH, 2003