

REPORT TO: HOUSING, DUNDEE CONTRACT SERVICES AND ENVIRONMENT SERVICES COMMITTEE - 24 SEPTEMBER 2007

REPORT ON: REVIEW OF LILY WALKER CENTRE CHARGES

REPORT BY: DIRECTOR OF HOUSING

REPORT NO: 446-2007

1. PURPOSE OF REPORT

1.1. This report seeks authority to review charges for the Direct Access Temporary Accommodation Hostel provided by Dundee City Council at the Lily Walker Centre.

2. RECOMMENDATION

It is recommended that Committee:

2.1. Agree the increase in charges proposed in this report.

3. FINANCIAL IMPLICATIONS

3.1. The proposed increase in charges will generate potential additional income of £34,127.28 in a full year (based on 100% occupancy). This will cover the increased costs associated with providing the improved facilities and services at the Lily Walker Centre.

4. REVIEW OF CHARGES

4.1. To meet current and estimated future costs of the service the following charges are proposed:

Proposed Charges	Rent Charge
21 x one apartment (1)	153.54
5 x studio apartment (1/2)	195.41
Total Income	

4.2. It is proposed that the increase in charges is effective from Monday 24 September 2007.

5. **BACKGROUND**

- 5.1. The introduction of the Housing (Scotland) Act 2001 and the Homelessness etc (Scotland) Act 2003 have increased statutory obligations on local authorities towards homeless persons. The new accommodation duty to provide immediate temporary accommodation to all persons who are claiming rooflessness and to give reasonable time in temporary accommodation to those who are not in priority need, has resulted in an ever increasing demand for accommodation from single people.
- 5.2. The Homeless Persons (Unsuitable Accommodation) (Scotland) Order 2004 designated standards for temporary accommodation for families with children. The Lily Walker Centre did not meet the standards required and was also deemed as unsuitable for children; it was therefore refurbished to meet the needs and accommodate single people and couples without children.
- 5.3. Prior to renovations there were many shared facilities, such as kitchens and bathrooms, within the Lily Walker Centre. The Centre now provides high quality self contained units which include cooking, toilet and washing facilities within each individual apartment.
- 5.4. The standard and quality of accommodation has greatly improved to include high quality, robust furnishings and fittings using smart technology to provide a very safe environment in terms of building and personal safety for service users and staff.

Examples of this are as follows:

- Movement sensors in kitchen areas that disable hot surfaces when a presence is not detected.
- Sophisticated door entry systems allowing restricted access only to residents' personal living areas.
- Advanced monitoring and recording surveillance through CCTV for all communal areas.

6. **POLICY IMPLICATIONS**

This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty and Equality Impact Assessment.

The major issues identified are:

6.1. **Sustainability**

High quality, robust furnishings, use of 'smart technology' and maximised use of space will directly reduce waste of materials and promote fuel efficiency.

6.2. **Equal Opportunities Implications**

Access to suitable temporary accommodation is available in accordance with Homeless Persons (Unsuitable Accommodation) (Scotland) Order 2004. This is afforded by providing a specific style of accommodation within a portfolio that allows a full range of suitable temporary accommodation catering for a wide range of needs.

7. **CONSULTATION**

- 7.1. The Chief Executive, Depute Chief Executive (Support Services) and Depute Chief Executive (Finance) and all Chief Officers have been consulted regarding the contents of this report.
- 7.2. Senior Council Tax and Benefits Manager, Finance Department has been consulted on the proposed increases and agrees that Housing Benefit will meet the charges.

8. **BACKGROUND PAPERS**

- 8.1. Housing Committee Report No 43-2006 Tenders Received.
- 8.2. Housing Committee Report No 3-2007 Review of Charges.