

**REPORT TO:** RECESS SUB-COMMITTEE – 19 JULY 2004

**REPORT ON:** 29-31 Honeygreen Road  
**Alterations to Form Homeless Accommodation (Partnering)**  
Contract No. 03-647

**REPORT BY:** Director of Housing and City Architectural Services Officer

**REPORT NO:** 472-2004

**1.0 PURPOSE OF REPORT**

1.1 This report seeks approval for the conversion of existing flats into homeless accommodation and associated office space and security measures.

**2.0 RECOMMENDATIONS**

2.1 Approval is recommended of:-

- a) conversion of the existing flats into homeless accommodation and associated office space and security measures at an estimated total cost of £407,000 inclusive of allowances and professional fees.
- b) the City Architectural Services Officer being authorised to negotiate a contract within the overall allowance under a partnering arrangement with Dundee Contract Services and the Depute Chief Executive (Support Services) in conjunction with the Director of Housing to accept the offer recommended by the City Architectural Services Officer.

**3.0 FINANCIAL IMPLICATIONS**

3.1 The Depute Chief Executive (Finance) has confirmed that this expenditure will be met from the Homelessness Task Force Implementation funding, £40,000 was allowed for and carried forward into 2004/2005 and £300,000 is budgeted in 2004/2005. The balance of £67,000 will be met from the Housing Department's Capital Budget for central heating and electrical upgrade.

**4.0 LOCAL AGENDA 21 IMPLICATIONS**

4.1 Resources are used efficiently and waste is minimised.

**5.0 EQUAL OPPORTUNITIES IMPLICATIONS**

5.1 None

**6.0 REPORT**

6.1 The works comprise the conversion of twelve existing flats into homeless accommodation including replacing kitchens and bathrooms, new heating systems, rewiring, floor finishes and redecoration. There is also extensive work to the fabric of the building, communal close, construction of a public reception and provision of security systems. An office with sleepover accommodation will also be provided for staff. This work is crucial to the success of the project due to the nature of the accommodation. The Authority also has to provide safe systems of work for employees delivering services to vulnerable people, including those with learning difficulties, personality disorders, mental health needs, alcohol and drug misuse. The client group demands high specification fittings and security systems as part of enhanced housing management and to minimise any disturbance in the neighbouring community.

6.2 All the existing flats are now vacant and to prevent deterioration in the condition of the property, it is considered advantageous to start the project as soon as possible.

6.3 Dundee Contract Services have indicated they are in a position to carry out this work and so it is proposed that the City Architectural Services Officer enters into a partnering arrangement with Dundee Contract Services within the overall allowance of £406,071.

## 7.0 **CONSULTATIONS**

The Chief Executive and the Depute Chief Executives (Finance) and (Support Services) have been consulted during the preparation of this report.

## 8.0 **BACKGROUND PAPERS**

8.1 Unless otherwise stated on the attached sheet, no background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information), were relied on to any material extent in preparing the above report.

**Elaine Zwirlein**  
**Director of Housing**

**John T P Porter**  
**City Architectural Services Officer**

8 July, 2004

Report No 472-2004