

**REPORT TO: HOUSING COMMITTEE – 23RD OCTOBER 2006**  
**REPORT ON: HOMELESS ACCOMMODATION REPROVISIONING**  
**REPORT BY: DIRECTOR OF HOUSING**  
**REPORT NO.: 561-2006**

**1. PURPOSE OF REPORT**

- 1.1. The report details proposals for developing replacement accommodation for homeless families.

**2. RECOMMENDATIONS**

It is recommended that Committee:

- 2.1. Commission Hillcrest Housing Association to develop 10 homes for the purpose of housing homeless families.
- 2.2. Dispose of an area of ground at Reid Square, Dundee, extending to some 0.19 hectare or thereby to Hillcrest Housing Association for the purpose of developing 10 homes for homeless families.
- 2.3. Enter into a leasing agreement with Hillcrest Housing Association to let the accommodation to homeless families.

**3. FINANCIAL IMPLICATIONS**

- 3.1. None. The reprovioning scheme will be self financing.

**4. SUSTAINABILITY POLICY IMPLICATIONS**

**4.1. Sustainability**

- (a) The development will contribute to the regeneration of the City.
- (b) The development will be energy efficient.

**4.2. Anti Poverty**

- (a) The development will provide accommodation and services to support homeless people.

**5. EQUAL OPPORTUNITIES IMPLICATIONS**

- 5.1. The development will enable vulnerable persons to access good quality accommodation.

## 6. **MAIN TEXT**

- 6.1. Recent changes to Homeless legislation and codes of practice have resulted in a major increase in services demanded by homeless families in the City. This, coupled with the imminent loss of existing homeless accommodation to facilitate retail regeneration activity to the north of the City, requires an urgent response to the needs of homeless families in Dundee.
- 6.2. The Council has a long history of effective partnership working with Hillcrest Housing Association in providing good quality specialist accommodation in Dundee and considers the urgent requirement to provide homeless family accommodation can best be met by extending this partnership.
- 6.3. It is proposed to enter into an agreement whereby Hillcrest Housing Association develop purpose built specialist accommodation to provide temporary homes for 10 families seeking homeless services. To ensure that the most needy and vulnerable families are able to access the facilities the Council will lease the property from Hillcrest Housing Association and will have 100% allocation and management of the houses. This will relieve the Council of the financial burden of funding the building but will allow it to meet its statutory duty of accommodating homeless families. Appropriate safeguards will be built into the lease arrangement.
- 6.4. To enable a quick start to the project and to reduce future revenue costs it is intended to transfer the site at Reid Square to Hillcrest Housing Association at nil value. However, should subsequent discussions with Hillcrest Housing Association and Communities Scotland over Housing Association Grant reveal a more advantageous outcome for the Council, this will be reported to Council>
- 6.5. Revenue costs will be met from normal rents and service charges that the Council sets from time to time. It is intended that the scheme breaks even and there will be no financial implications for the Council.
- 6.6. This is a novel approach to providing homeless accommodation for this Council but is not unique and works elsewhere. It has advantages for both partners in the arrangement but more importantly allows the Council to respond quickly to an urgent need and its statutory responsibilities.

## 7. **CONSULTATIONS**

- 7.1. The Chief Executive, Depute Chief Executive (Support Services) and Depute Chief Executive (Finance) have been consulted.

## 8. **BACKGROUND PAPERS**

- 8.1. None.

Elaine Zwirlein  
**DIRECTOR OF HOUSING**

September 2006