

DUNDEE CITY COUNCIL

REPORT TO: Housing Committee - 16 February 2004
Personnel Committee - 8 March 2004

REPORT ON: Housing Department - Supported Temporary Accommodation Project

REPORT BY: Director of Housing and Assistant Chief Executive (Management)

REPORT NO: 93-2004

1 PURPOSE OF REPORT

- 1.1 To seek approval for the establishment of a supported temporary accommodation project including the establishment of posts.

2 RECOMMENDATIONS

- 2.1 It is recommended that Housing Committee approves:-
- 2.1.1 the establishment of a supported temporary accommodation project as outlined in this report.
- 2.2 It is recommended that the Personnel Committee approves:-
- 2.2.1 the establishment of three posts of Assistant Housing Officer, graded GS3 (£13,650 - £14,211);
- 2.2.2 The establishment of a part-time post of Assistant Housing Officer, graded GS3 (£13,650 - £14,211).

3 FINANCIAL IMPLICATIONS

- 3.1 Capital costs for conversion and integration of 29/31 Honeygreen Road will total £340,000. This sum will be met from the specific grant from the Scottish Executive to assist Local Authorities with implementation of their homelessness strategies 2004/05.
- 3.2 Capital costs for setting up 15 dispersed furnished flats will be met from Communities Scotland Furnished Tenancies Grant 2003/04.
- 3.3 Project revenue costs will be met from rental income on accommodation. There are no financial implications for the Housing Revenue Account or General Fund.

4 LOCAL AGENDA 21 IMPLICATIONS

- 4.1 The proposal reflects a number of key Dundee 21 Themes; including access to good food, water, shelter and fuel at a reasonable cost, health is protected; resources are used efficiently and waste is minimised and access to the skills, knowledge and information needed to enable everyone to play a full part in society.

5 EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1 Establishment of additional supported temporary accommodation fulfils the Council's commitment to assist those in need by ensuring that needs are assessed and a range of accommodation is available for local people.

6 BACKGROUND

- 6.1 The Housing (Scotland) Act 2001 has introduced new obligations on Local Authorities to provide accommodation to persons presenting as homeless. Prior to the introduction of the 2001 Act, the extent of Local Authorities duties to homeless persons assessed as not being in priority need was to provide advice and assistance to obtain accommodation. The new Act has extended the legislative duty and Local Authorities are now required to provide temporary accommodation to any homeless person for a minimum of 28 days.
- 6.2 In order to comply with the new statutory duty to accommodate all homeless persons, additional temporary accommodation is required. Non priority homeless persons are in the main single males between the ages of 18-59 but also include single females and childless couples. Long term plans to cater for the needs of non priority homeless persons include the establishment of additional direct access hostel accommodation. To bridge the gap between the establishment of a direct access hostel and to ensure compliance with the new accommodation duty, it is proposed that additional supported accommodation is set up.

7 LOCATION AND DESCRIPTION OF PROJECT

- 7.1 The Homeless Services Unit currently operates a temporary accommodation unit at 31 Honeygreen Road comprising six 2 apartment furnished flats. It is proposed that the adjacent block at 29 Honeygreen Road is taken over to form an integrated 11 flat unit. The unit would have one ground floor flat at no 29 converted to an office and sleepover to provide a 24 hour staffed presence. A staffed unit would enable the accommodation to operate on a direct access basis, be effectively supervised and would provide the requisite support to clients who require it.
- 7.2 To provide move on from the unit and ensure an adequate supply of temporary accommodation, a further fifteen 2 apartment flats will be identified throughout the city. The flats will be divided between the 3 housing management areas and will be furnished to provide suitable long term temporary accommodation. Following client assessment and where the City Council has a duty to provide permanent accommodation the flats would be turned over to the occupant on a secure tenancy basis and let as furnished accommodation. Each time a flat was let on a secure tenancy basis a replacement flat will be identified and furnished to maintain the stock of 15. Arrangements for establishing the 15 dispersed flats was reported to Housing Committee on 19 January 2004 in Report No 19-2004: Use of Furnished Tenancies Grant 2003-4.

8 STAFFING

- 8.1 Twenty-four hour staffing will be required at 29/31 Honeygreen Road in order to enable direct access to the properties and to ensure that the unit is managed effectively. Staffing will be based on a similar facility currently operating at 84 Honeygreen Road, Dundee and will comprise 3 x GS3 Assistant Housing Officers who will work on a shift rota basis including sleepover to enable round the clock staffing. Additional holiday and sickness cover will be provided by 1 x GS3 Part-Time Relief Assistant Housing Officer.
- 8.2 The 15 dispersed flats will require an outreach service to provide the necessary support and supervision. It is proposed that this service is delivered by the 2 Assistant Housing Officers who service the existing network of dispersed accommodation by absorbing the additional properties into their workload. The service would be supplemented by referrals to the Housing Support Team for those clients who require more intensive support services.

9 PROJECT CAPITAL AND REVENUE COSTS

- 9.1 Capital costs for conversion and integration of 29/31 Honeygreen Road, Dundee including furnishings, will total £340,000. This sum will be met from the specific grant funding from the Scottish Executive to assist Local Authorities with implementation of their homeless strategies 2004/05.
- 9.2 Capital costs for establishing the 15 dispersed flats will be met from Communities Scotland Furnished Tenancies Grant 2003-4. Use of this grant was reported to Housing Committee in Report No 19-2004: Use of Furnished Tenancies Grant 2003-4.
- 9.3 Revenue costs for the project are designed to break even and are as follows:-

INCOME AND EXPENDITURE – 29/31 HONEYGREEN ROAD

Income		Expenditure	
11 x 2apt flats 29/31 Honeygreen Road @ £220.00pw – 15% void loss	= £106,964	Staff Costs GS3 FT x 3 + PT x 1	= £114,579
		Rent 12 x £36.50 pw	= £21,024
		Replacement Furniture	= £11,000
		Redecoration	= £8,000
		Heat and Light	= £7,200
		Repair and Maintenance	= £6,000
		Laundry	= £1,300
		Public Telephone	= £1,258
TOTAL INCOME	= £106,964	TOTAL EXPENDITURE	= £170,361

INCOME AND EXPENDITURE x 15 DISPERSED FLATS

Income		Expenditure	
15 x 2apt Dispersed Flats @ £180.78pw – 15% void loss	= £119,857.14	Rent 15 x £36.50 pw	= £28,470
		Replacement Furniture	= £9,500
		Decoration	= £5,750
		Repair and Maintenance	= £3,000
		Heat and Light	= £9,000
		Cleaning Materials	= £390
		Laundry	= £350
TOTAL INCOME	= £119,857	TOTAL EXPENDITURE	= £56,460

TOTAL PROJECT INCOME AND EXPENDITURE

TOTAL INCOME	= £226,821	TOTAL EXPENDITURE	= £226,821
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10 CONSULTATION

10.1 The Chief Executive, Depute Chief Executive (Support Services), Depute Chief Executive (Finance) and the trade unions have been consulted in the preparation this report.

11 BACKGROUND PAPERS

11.1 Report to Housing Committee 19 January 2004: Use of Furnished Tenancies Grant.

Elaine Zwirlein
Director of Housing

3 February, 2004

J.C. Petrie
Assistant Chief Executive (Management)

3 February, 2004