

REPORT TO: HOUSING COMMITTEE 23 OCTOBER 2006

**REPORT ON: RED ADMIRAL COURT, WHITFIELD, PROPOSED USE AS
TEMPORARY HOMELESS ACCOMMODATION**

REPORT BY: DIRECTOR OF HOUSING

REPORT NO.: 594-2006

1. PURPOSE OF REPORT

This report seeks approval for leasing of accommodation owned by Hillcrest Housing Association for the purpose of temporary homeless accommodation with associated office space and security measures.

2. RECOMMENDATIONS

It is recommended that Committee approve:

- 2.1. Enter into discussions with Hillcrest Housing Association on the terms of a lease and procurement of necessary capital works to expedite the project.

3. FINANCIAL IMPLICATIONS

The revenue costs associated with this project will be covered entirely by the anticipated income.

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. Introduction

The Housing (Scotland) Act 2001 has introduced new obligations on local authorities to provide accommodation to persons presenting as homeless. Prior to 1 October 2002 the extent of local authorities duties to homeless persons assessed as not 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 twenty-eight days.

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.

Red Admiral Court in Whitfield has been identified as being suitable for upgrading to provide the required accommodation.

The block provides 20 x 2-apartment flats, 3 x bedsits and 3 x 4-apartment maisonettes. In addition to the living accommodation there is an office and laundry attached.

- 6.2. It is proposed to enter into an agreement with Hillcrest Housing Association whereby Red Admiral Court is upgraded and improved where necessary to provide suitable accommodation for the client group involved. Part of this package will involve the upgrading and improvement of office accommodation to provide a base for staff for the project, and associated sleepover accommodation. Full furnishings and decoration of the flats will also be required.

The practical details of whether Hillcrest or the City Council fund any necessary works will be subject to negotiations and discussion. The terms of the lease entered into will reflect the results of these discussions.

- 6.3. Any revenue costs of the project will be met by rents and service charges for the accommodation. There will be no financial implications arising for the Council from the running of this project.

7. CONSULTATIONS

All Chief Officers have been consulted.

8. BACKGROUND PAPERS

None.

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DIRECTOR OF HOUSING

3 OCTOBER 2006