

REPORT TO: HOUSING COMMITTEE 16 DECEMBER 2002

REPORT ON: TRAVELLING PERSONS SITE (T.P.S.), TEALING

REPORT BY: DIRECTOR OF HOUSING

REPORT NO: 849-2002

1. PURPOSE OF REPORT

- 1.1** The purpose of this report is to examine the present difficulties regarding occupancy rates at the Travelling Persons Site (T.P.S) and recommend investment which should address this situation.

2. RECOMMENDATIONS

It is recommended that Housing Committee agree to:

- 2.1** The carrying out of essential repairs to the 20 blocks on the T.P.S. in the immediate future.
- 2.2** The carrying out of essential repairs to the 20 pitches on the T.P.S. in following years should occupying increase due to 2.1 above.

3. FINANCIAL IMPLICATIONS

- 3.1** The projected underspend of £60,000 on the non HRA Other Housing Revenue Account 2002/2003 is utilised on the T.P.S. this financial year.
- 3.2** The allocation of £25,000 in the non HRA Other Housing Capital Account 2003/2004 is committed, subject to approval.
- 3.3** The above capital investment should increase occupancy and reduce losses incurred on the T.P.S. leading to a minimum break even point on the other Housing budget.

4. LOCAL AGENDA 21 IMPLICATIONS

- 4.1** Diversity and local distinctiveness are valued and protected.
- 4.2** Local needs are met locally.

5. EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1** Ethnic minority groups are entitled to chose their preferred lifestyle. This report will allow this group to continue with their chosen accommodation choice.

6. BACKGROUND

- 6.1 The T.P.S. was opened in 1991 and has had negligible Capital or Revenue funded expenditure spent on repairs.
- 6.2 The T.P.S. is presently under-occupied with little demand for the vacant spaces, resulting in a deteriorating financial situation.
- 6.3 The T.P.S. visually requires investment to increase desirability to the community it caters for.
- 6.4 The proposed works for 2002/2003 and 2003/2004 include the following.
 - 6.4.1 E.C.M. repairs such as external painting, roof and roughcast repairs.
 - 6.4.2 Heating and ventilation to each of the 20 blocks.
 - 6.4.3 Internal decoration and upgrade to each of the 20 blocks.
- 6.5 The T.P.S. is at a crossroads. Occupancy is at low levels, income (and profitability) are falling, the condition of the site is having a major effect on its desirability. The above investment is essential to address Dundee's T.P.S. and turn around a legal requirement of a Local Authority in its service provision.
- 6.6 If improvement works are not undertaken at the T.P.S. there is every possibility that occupancy levels will continue to reduce resulting in future overspends in the Other Housing budget.
- 7. **CONSULTATION**
 - 7.1 The Chief Executive and the Directors of all Dundee City Council Departments have been consulted on this report.

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DIRECTOR OF HOUSING

22 NOVEMBER 2002