



REPORT TO EXECUTIVE

PORTFOLIO AREA: COMMUNITY ENGAGEMENT

Date of Meeting: 30th April 2012

Public

Key Decision: No

Recorded in Forward Plan:

No

Inside Policy Framework

Title: FAMILIES ACCOMMODATION REPLACEMENT
Report of: DIRECTOR OF RESOURCES
Report reference: RD09/12

Summary:

This report provides an update, on the Families Accommodation Replacement Capital Scheme (also known as the Female and Family Accommodation).

Recommendations:

The Executive is asked to receive and comment on this update report on progress to date and the proposed completion programme timetable. Also note that the contract to build the Women's & Families Accommodation will be awarded on the 1st May 2012.

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Note: in compliance with section 100d of the Local Government (Access to Information) Act 1985 the report has been prepared in part from the following papers: None

To: The Executive
30 April 2012

RD09/12

FAMILIES ACCOMMODATION REPLACEMENT

1. BACKGROUND INFORMATION

- 1.1 This report provides further information regarding the project to replace the current London Road hostel accommodation for women, families and children, who are homeless.
- 1.2 The current hostel at London Road was identified as no longer suitable for its purpose. It has no accessible accommodation for people with disabilities and requires residents to share facilities and rooms. It is unsuitable for families with children and inadequate for the needs of single women. Limitations of the building include: small rooms, inadequate communal space and the control of access to and from the building. Replacement accommodation was recognised as necessary to improve the living conditions for residents, the quality of service provided to homeless women, families and people; and to address equality/accessibility issues. These issues have been the subject of previous reports, (CD18/10 on 25/10/10, DS11/10 on 15/3/10 and DS82/09 on 26/10/09) and CO&SP (OS09/12 on 22/3/12 and CD13/11 on 6/10/11).
- 1.3 The new accommodation forms a complex supported provision, designed to latest standards and with enough flexibility to enable a variety of use, according to the needs of clients. The total estimated cost of the complete project, including all associated costs, is £1.8million.
- 1.4 Report CD18/10 of 25th October 2010 gave details of the site selection process, scoring rationale and consultation carried out on the highest scoring site at Water Street. The recommendations within the report were agreed: the development of the accommodation for women and families (who are homeless) on the land at Water Street, was approved, and agreement was given to the release of the land for this purpose.
- 1.5 The Capital scheme and associated funding, at £1,730,000, was approved as part of the 2012/13 budget process by Council on 23rd February 2012, subject to progress reports being submitted for Executive consideration.

2. CURRENT POSITION ON SCHEME DEVELOPEMENT

- 2.1 Architects, Day Cummins Ltd. of Cockermouth, were commissioned (following a competitive tender process), to develop the complete design commission of the Women & Family Accommodation scheme at Water Street.
- 2.2 Plans were submitted for Planning on 30th September 2011 and were approved on 16th December 2011 by the Development Control panel, subject to a discussion on

that element of land outside the wall boundary and no objections from the Environmental Agency. It was approved with delegated powers to the Director of Economic Development, to discuss this area of land. These discussions have taken place and were resolved, with approval on 20th January 2012.

- 2.3 Tenders to contractors went onto the CHEST (electronic procurement) and 5 returns received on Monday 5th March 2012. They are all effectively local companies.
- 2.4 All tenders were over budget and following their receipt, the Resource Planning Team, external design team and lowest Contractor, have progressed substantial and difficult value engineering negotiations to produce the significant savings required, to enable the scheme to proceed on budget.
- 2.5 Successful negotiations are reaching the final stages (W/C 16/4/12) and it is envisaged we will be in a position to award the Contract on the 1st May 2012.

3. NEXT STEPS AND TIMESCALES

- 3.1 It is anticipated that we will be in a position to award the contract to build, on the 1st May 2012.
- 3.2 The Contractor will require a mobilisation period, of say 4 weeks, before actual start on site.
- 3.3 The actual start on site, for commencement of foundations, will be 28th May 2012
- 3.4 The contract completion date will be by the 27th May 2013, assuming no unforeseen site problems or substantially inclement weather are experienced.

4. CONSULTATION

4.1 Consultation to Date.

Initial consultations/discussions with:

- i) Ward Councillors
- ii) Cumbria County Council
- iii) Environmental Agency
- iv) City Tenant
- v) Property Services/Legal
- vi) Police
- vii) Conservation Officer/Urban Designer/Planning

4.2 Consultation proposed.

- i) Progressive consultations with Building Regulation Officers
- ii) Homelessness/Hostel Officers
- iii) Regular internal update briefings.

5. RECOMMENDATIONS

The Executive is asked to receive and comment on this update report on progress to date and the proposed completion programme timetable. Also note that the contract to build the Women's & Families Accommodation will be awarded on the 1st May 2012.

6. REASONS FOR RECOMMENDATIONS

To update the Executive on current progress on replacing the Women's and Families Accommodation.

7. IMPLICATIONS

- Staffing/Resources -The provision of new accommodation for women and families who are homeless will be staffed and resourced within existing budgets
- Financial – There is £1.730m within the 2012/13 Capital programme approved by Council in February 2012. Approval to release the budget to progress the scheme was previously given by the Executive at it's meeting on 22 November 2010; however given the delays in the scheme, full Council, as part of the 2012/13 budget process, requested that a progress report be provided to the Executive prior to further work being undertaken.
- Legal – The Council is the Statutory Housing Authority and has obligations to the homeless pursuant to the Housing Act 1996. The Local Government Act 2000 (Section 2) provides that the Council has the power to do anything which it considers likely to achieve the promotion or improvement of the economic, social or environmental well-being of its area. The power may be used in relation or for the benefit of the whole or any part of the community or all or any persons present or resident in the Council's area. The Council is able to incur expenditure and, provide staff, goods, services or accommodation to any person. In exercising the power, the Council must have regard to its Community Strategy. The agreement with any appointed contractor must be underpinned by a formal contract.
- Corporate – Improvement of accommodation for homeless people was a project within the Housing Strategy Plan 2005 – 10. This Female and Family Accommodation element has yet to be completed.
- Risk Management – Capital Projects are managed by in-house resource team, using Prince2 methods.
- Environmental – Positive – Utilises a brown field site, incorporating green spaces and trees within the design.
- Crime and Disorder – Consultation has been carried out with Police. Provision of decent accommodation, for people, will provide a basis on which

they can help to move on with their lives and have positive impacts on reducing crime and disorder.

- Impact on Customers – Positive – The impact on customers of providing decent accommodation, at a period in their lives when they are homeless, is significant.
- Equality and Diversity – Neutral. All new facilities are designed to be accessible.

Impact assessments

Does the change have an impact on the following?

Equality Impact Screening	Impact Yes/No?	Is the impact positive or negative?
Does the policy/service impact on the following?		
Age	Yes	Positive
Disability	Yes	Positive Access for all abilities
Race	Yes	Positive
Gender/ Transgender	no	
Sexual Orientation	no	
Religion or belief	no	
Human Rights	Yes	Positive
Health inequalities	yes	Positive
Rurality	no	

If you consider there is either no impact or no negative impact, please give reasons:

This Project has effectively no negative impact as it supports the City goal of support and accommodation for homeless Females and Families. The location lies within City owned land, and close to local existing services.

If an equality Impact is necessary, please contact the P&P team.