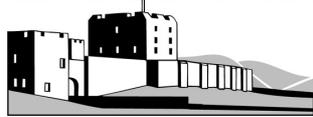


**CARLISLE  
CITY COUNCIL**



[www.carlisle.gov.uk](http://www.carlisle.gov.uk)

## **COMMUNITY OVERVIEW AND SCRUTINY PANEL**

### ***Panel Report***

**Public/Private\***

**Date of Meeting:** 9<sup>th</sup> June 2011

**Title:** Replacement Women and Family accommodation update

**Report of:** Assistant Director (Community Engagement)

**Report reference:** CD/04/11

**Summary:** This report provides an update on the development of replacement family and women's temporary accommodation. It details the rationale, work to date and key timescales for development.

#### **Questions for / input required from Scrutiny:**

1. Is the development of purpose built accommodation, rather than adaptation of an existing building or generic building, appropriate?
2. Has consultation been appropriate and adequate?
3. Is the timescale appropriate?
4. When will the detailed design be finalised?

#### **Recommendations:**

That Panel:

1. Note Development of the project to date
2. Note timescales for future works
3. Advise on any key issues

**Contact Officer:** Tammie Rhodes

**Ext:** 7217

**Appendices attached: None**

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

## **1. BACKGROUND**

- 1.1 There is agreement that current accommodation at London Road is not 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 is needed to improve the living conditions for residents, the quality of service provided to homeless women and families' people and to address equality/accessibility issues. These issues have been the subject of previous reports to Executive (DS82/09 on 26/10/09, DS11/10 on 15/3/10 and CD18/10 on 25/10/10).
- 1.2 The new accommodation will be self contained apartment/house provision with enough flexibility to enable a variety of use according to the needs of clients. It includes 7-8 units providing 1, 2 and 3 bed-roomed accommodation. There will be a communal room, play facilities. Purpose built accommodation to appropriate design and fitting specification will allow for effective and efficient operational and maintenance programmes. Initial total estimated costs of the scheme are £1.8 million. Following development of the project the current London Road accommodation will be sold
- 1.3 Report CD 18/10 that went to Executive on 25<sup>th</sup> October 2010 gave details of the site selection process, scoring rationale and consultation carried out on the highest scoring site at Water Street. Agreement was given to the release of the land for this purpose.

## **2. PROGRESS TO DATE**

- 2.1 As part of the process the City Council consulted with statutory agencies and a summary of selected comments relating to Water Street are as follows:

**Cumbria Constabulary -**

'This location is still reasonably close to local shops, services and the City Centre, but it is more isolated from the night-time economy activity and associated noise disturbance. The surrounding area is predominantly commercial, but activity and associated traffic will tend to ease by early evening, thereby contributing to a more peaceful locality.

Closest police station is North Area HQ at Brunel Way. (Police presence at Citadel Chambers serves only an enquiry office function, which is currently awaiting relocation to another City Centre location)'.

#### **Primary Care Trust (Health) –**

**For:** Site does not appear to be to have current amenity use. Close to city centre but not too close to night time economy. Similar advantages to current location, close for Police response if required. Wide choice of GP/Healthcare

**Against:** Not on major bus route but counteracted by proximity to facilities

**Conclusion** Water Street site offers the best all round options and would be favoured over and above the other sites.

The following work has also been carried out since the 30/9/10;

- A meeting held on 30/9/10 with Ward Councillors
- Briefing held with media
- A letter and questionnaire asking for feedback was hand delivered to residents and businesses in the surrounding areas including: Currock Street, South John Street, Robert Street / St George Business Park, Water Street, Station Business Park, Currock Road Trade Centre, James Street and the Enterprise Centre.
- The report was considered by Community Overview and Scrutiny Panel on 7/10/10
- A meeting was held with the lessee on the 07/10/10. The Lessee's has served notice to end their lease having found new premises, and they have moved onto the old Carlisle Glass site on Crown St. Their lease on Water St expires on 26/05/11 however the City Council have agreed a licence with them that allows them to use the Water St site for car storage. The agreement can be ended by either party on giving seven days notice.
- An update report was made available to members of the Executive on 25/10/10

- Regular internal meetings with internal Officers
- A Homelessness and Hostels internal review of service delivery is currently being undertaken. This review is looking at the current and future demands on services, ways of improving service delivery and achieving value for money whilst ensuring quality of services.

### **3. NEXT STEPS / TIMESCALES**

3.1 The anticipated timescales for the development of the build project are as follows:

| Key Steps                              | Timescale  |
|--|------------|
| Commission and award design consultant | 13/06/2011 |
| Planning Approval                      | 30/09/2011 |
| Tenders to contractors                 | 23/01/2012 |
| Award construction contract            | 12/03/2012 |
| Start on site at Water street          | 30/03/2012 |
| Anticipated completion                 | 30/03/2013 |

3.2 Currently the Design commission tenders have been received and the City Council are now in a position to award the Design commission. Following this the City Council will work with the Design team to get the project plans ready for planning submission in September. During this period the City Council will continue to consult with service users and staff in order to ensure that the design adequately reflects the needs of the current and future service users ensuring the building has adequate flexibility to meet all of the needs and priorities of the support provision.

3.3 As part of the tender negotiations to contractors the City Council will be looking to replicate the successful Supported Employment Project used in the construction of the Shaddon Gateway Resource Centre which enabled two long term unemployed people who have previously experienced homelessness, to be employed full time, and receive construction training and support for the duration of the build.

### **4. RECOMMENDATIONS**

- 4.1 It is recommended that Panel:
4. Note Development of the project to date
  5. Note timescales for future works
  6. Advise on any key issues

**5. REASONS FOR RECOMMENDATIONS**

- 5.1 These recommendations allow for the project to develop accommodation for women and families who are homeless to be progressed.

**6. IMPLICATIONS**

Staffing/Resources – The provision of new accommodation for women and families who are homeless will be staffed and resourced within existing budgets.

Impact on Customers – The provision of suitable accommodation for women and families who are homeless can have a significant impact on clients who are in a vulnerable situation and without a home.

Equality and Diversity – The provision of suitable accommodation is for the needs of all women and families who are homeless and approach the Council in housing need.

**Impact assessments**

**Does the change have an impact on the following?**

|                                  |                       |  |
|----------------------------------|-----------------------|--|
| <b>Equality Impact Screening</b> | <b>Impact Yes/No?</b> | <b>Is the impact positive or negative?</b> |
|----------------------------------|-----------------------|--|

|  |            |                 |
|--|------------|-----------------|
| Does the policy/service impact on the following? | <b>Yes</b> | <b>Positive</b> |
| Age  | <b>Yes</b> | <b>Positive</b> |
| Disability                                       | <b>Yes</b> | <b>Positive</b> |
| Race   | <b>Yes</b> | <b>Positive</b> |
| Gender/ Transgender                              | <b>Yes</b> | <b>Positive</b> |
| Sexual Orientation                               | <b>Yes</b> | <b>Positive</b> |
| Religion or belief                               | <b>Yes</b> | <b>Positive</b> |
| Human Rights                                     | <b>Yes</b> | <b>Positive</b> |
| Social exclusion                                 | <b>Yes</b> | <b>Positive</b> |
| Health inequalities                              | <b>Yes</b> | <b>Positive</b> |
| Rurality   | <b>Yes</b> | <b>Positive</b> |

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

.....  
.....  
.....

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