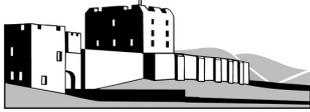


**CARLISLE
CITY COUNCIL**



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COMMUNITY OVERVIEW AND SCRUTINY PANEL

Panel Report

Public

Date of Meeting: 6th October 2011

Title: **WOMEN AND FAMILIES REPLACEMENT HOMELESSNESS
ACCOMMODATION**

Report of: **THE ASSISTANT DIRECTOR COMMUNITY ENGAGEMENT**

Report reference: **CD 13/11**

Summary:

This report provides an update on the development of replacement Women's and Family Accommodation

Questions for / input required from Scrutiny:

Members are asked to consider:

- The outcomes and considerations of the Members workshop on 5 September 2011
- The proposed timescales.

Recommendations:

Members are asked to:

- a) Note the report.
- b) Note the considerations following the members' workshop.
- c) Comment on the timescale and work programme.
- d) Consider a further update in six months time.

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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

1. INTRODUCTION

This report provides an update regarding the development of replacement temporary accommodation for women, families and children who are experiencing homelessness. It details the rationale, work to date, key timescales for development and next steps.

2. BACKGROUND INFORMATION

- 2.1 The current hostel at London Road is no longer suitable for its purpose. It has no accessible accommodation for people with disabilities / mobility problems 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 women and families' experiencing homelessness and to address equality/accessibility issues.
- 2.2 The proposed new accommodation will form a complex of supported provision designed with enough flexibility to enable a variety of use according to the needs of clients. There will be 10 cluster units providing flexible accommodation of 1 – 4 bedroom units replacing the capacity to accommodate up to 24 people within the current provision. There will be communal areas within the complex including for example private 1:1 space, play facilities, laundry and an office on the site. The total estimated cost of the project is £1.57 million. It will be funded through a combination of capital receipts from the current building and City Council funding.
- 2.3 Executive Report CD 18/10 that went to Executive on 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.

3. NEXT STEPS AND TIMESCALES

3.1 The anticipated next steps and timescales for the development of the build project are as follows

Key Steps	Timescales (completed by end of)
Submit planning application	September 2011
Planning decision (anticipated)	November 2011
Tenders to contractors	January 2012
Award construction contract	February 2012
Start on site at Water street	March 2012
Anticipated completion	February 2013

3.2 Day Cummins Ltd. Cockermonth has been commissioned to develop the complete design commission of the Women & Family Accommodation scheme at Water Street.

3.3 Weekly meetings have been held with the design team to develop and secure the specification of the project to be developed with the design team. The aim is to ensure that the scheme delivers value for money and that the project is delivered within budget and within a tight schedule. During this period we will continue to consult with key stakeholders 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.

4 MEMBERS WORKSHOP

4.1 A Members' workshop was held on 5 September to allow input and views on the design of the building. It also provided opportunity for members to discuss the factors underpinning the secure by design scheme including the operational dynamics contributing to specifics within the design specification. The feedback from the workshop was very positive. Suggestions from members have been considered and where appropriate incorporated into the detailed specifics of the design. Principally this included the layout of the kitchen and dining areas, which are being detailed following discussions, and an increase of bath suites as opposed to showers within the family specific units.

4.2 As part of the tender negotiations with contractors we will be looking to replicate the successful Supported Employment Project undertaken via the build of the Shaddon Gateway Resource Centre. This successful project has enabled two long term unemployed people who have previously experienced homelessness, to be employed full time, receive construction training and support for the duration of the build.

5. REVENUE COSTS

5.1 We anticipate that the revenue costs for the replacement women's and family accommodation scheme will be contained within the existing budget provision for the service. We have factored in elements within the design of the build to ensure that service and utility costs are reduced where possible for example ensuring that the staffing areas within the building have natural surveillance and adequate safety features to enable low staffing to cover support services and lone working during the evenings and weekends; green initiatives to ensure that utility and maintenance costs are reduced; wherever possible to design built in storage and furnishings to reduce the costs associated with replacing these.

5.2 We are currently carrying out service reviews across the Homelessness and Hostel Services in order to ensure that we provide the most cost effective and quality approach whilst ensuring that we fulfil our statutory responsibilities.

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
Race	No	
Gender/ Transgender	Yes	Positive
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:

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

