

Report of the Head of Housing Services

Relocation of Peasholme Centre – Site Shortlist

Summary

1. This report provides a profile of the services provided at the Peasholme Centre, information outlining why the Peasholme Centre needs to be relocated, the site requirements for relocation and a shortlist of potential sites. It seeks agreement to carry out consultation with local residents, business and community groups around the shortlisted sites.

Background

2. The Peasholme Centre is currently located within the boundaries of the proposed Hungate redevelopment area which has been identified by the council as the preferred location of the development of a new office complex for the councils back office functions. As a result of this it necessary to relocate the Peasholme Centre from it's current location.
3. A core group of officers has been established to oversee the relocation with the Head of Housing Services leading the project. The group comprises of: the Head of Housing Services, Head of Property Services, Housing Services - Strategy & Enabling Manager, Housing Operations Manager, Homeless Services Manager & the Head of Marketing & Communications.

Profile of the Peasholme Centre

4. Peasholme Centre is a 22 bedded, supported accommodation centre staffed 24 hours per day. The centre offers support and accommodation to single homeless people and / or couples without children who are citizens of York, and who are homeless. It is a joint project between City of York Council and Peasholme Charity. It has been located on its current site since 1987.
5. The Peasholme Charity is a charitable organisation with over 20 years experience of working with vulnerable people. The Charity manages several supported housing projects with ongoing support. In the last 2 years the Centre has successfully supported and secured permanent accommodation for 57 people, over 90% of who are still in their accommodation.

6. Residents at Peasholme are at a stage in their lives where they have made a conscious decision to engage with the service at a level that will enable them to move towards long-term accommodation options. A pre requisite of residing at the Peasholme Centre is a willingness and ability to undertake a planned resettlement programme. This programme is based on a persons individual needs and aspirations in order that they will be fully supported in their move toward successful independent living.
7. Residents of the centre will be referred by agencies to the service, it is not direct access and agencies will have worked with the individuals and assessed them as suitable to engage with Peasholme's support package. When referred to the centre they carry out their own assessment prior to an individual moving in, to assess there commitment / ability to engage with the resettlement process.
8. Once accommodated a resident will remain at Peasholme Centre for a short period until they are able to be re-house in a more secure accommodation. All residents of the centre are from York or have a local connection to York.
9. All residents of the Peasholme Centre have a key worker and co-worker who will work very closely with individuals on issues pertinent to them been rehoused in a suitable accommodation.
10. The Centre offers a comprehensive programme of activities workshops and groups some are delivered by the centre staff and others by specialist external agencies. Many residents move into voluntary work, training and employment while at the Peasholme Centre.
11. In the past 2 years there have been no external complaints about the project.

Site Requirements

12. The core officer group have meet to consider the site requirement to enable the centre to be relocated and have agreed that any site would need to meet the following requirements:
 - a) Minimum 700m² footprint on either one level or multi level;
 - b) Available by December 2006 and be capable of delivery within the timescale set out by the Council's Admin Accommodation project;
 - c) A new building to be able to be built by November 2007 and ready before old service can be closed;
 - d) Within 10/15 minutes walk (maximum) from city centre to enable customers to access existing services or be on a reasonable, affordable bus route to enable mainstream services to be accessed;
 - e) Accessible to people with disabilities;

- f) Not in an isolated location;
- g) Non institutional in appearance and integrated within the existing community;
- h) Ability to have on site parking for two vehicles;
- i) Ability to have two access points (one foot and one for deliveries);
- j) Be a well-lit area, or able to be upgraded to.

Applying the Criteria

- 13. All available sites, which are either owned or available for purchase, have been assessed against the above criteria. A full analysis of all sites assessed against the site requirements can be found at Annex 1.
- 14. As a result of applying the above site requirements only two sites meet the criteria:
 - 4 Fishergate
 - Monk Bar Garage

Next Steps

- 15. The two sites that meet the site requirements are situated in the Guildhall and Fishergate wards. It is proposed to carry out public consultation with local residents, businesses and community groups within the vicinity of the shortlisted sites. It is proposed that consultation should be carried out through a number of different methods:
 - Leaflets which outline the nature of Peasholme Centre with comments from the Peasholme Charity, the reasons for relocation and details of the consultation process to be delivered to all homes and business in the vicinity of the sites;
 - An open day at the Peasholme Centre for residents to see first hand the work carried out;
 - A public meeting for residents to have the opportunity to raise any issues they have with officers and members.
 - Links on the councils web site outlining the nature of the centre, details of the above and an e-mail address to which messages can be sent.
- 16. Whilst the consultation process is ongoing it is proposed that the short listed sites are subject to a more detailed appraisal taking into account operational and technical issues comprising of:

Technical	Operational
Planning	Operational management
Highways	Separate access points
Archaeology	Location and accessibility
Affordability	
Deliverability	
Property / Legal	

Options

17. Option 1 – Members agree the shortlist of sites and to carry out detailed consultation with local residents and businesses.
18. Option 2 – Member amend the shortlist of sites and agree to carry out detailed consultation with local residents and businesses.
19. Option 3 – Members do not agree the shortlist of sites and ask officers to bring back alternatives

Analysis

20. Option 1 – This option would allow officers to carry out consultation and bring a further report back to the Executive on 25th July 2006, which will outline any issues raised during the public consultation as well as the detailed technical and operational analysis. If this option is not agreed, it will delay the Councils Accommodation review.
21. Option 2 - This option would allow officers to carry out consultation and bring a further report back to the Executive on 25th July 2006, which will outline any issues raised during the public consultation as well as the detailed technical and operational analysis. If this option is not agreed, it will delay the Councils Accommodation review.
22. Option 3 – This option would result in a delay in the Council's Accommodation Review

Corporate Objectives

23. The relocation of the Peasholme Centre is necessary as a result of the council's wider admin accommodation project.

Implications

24. **Financial** - The costs associated with the relocation of the Peasholme Centre has been built into the overall costs of the Councils Accommodation Review. A full cost benefit analysis of the short listed sites will be carried out as part of the detailed site analysis and presented in the next report.
25. **Human Resources (HR)** – There are no HR implications.

26. **Equalities** – There are no Equalities implications.
27. **Legal** – There are no Legal implications.
28. **Crime & Disorder** - There are no Crime & Disorder Implications
29. **Information Technology (IT)** There are no IT implications
30. **Property** – The centre is currently located within the boundaries of the Hungate Development. The relocation of the Peasholme Centre is required to enable the redevelopment to take place.

Risk Management

31. If the Peasholme Centre is not relocated within the timescale set out within the Councils Accommodation Review, there is a risk that the Hungate development will be delayed.

Recommendations

32. Members are asked to agree:
 - Option 1, as set out in Para 17, with a further report to be brought back on 25th July 2006 giving details of the outcome of the consultation process and detailed site analysis.

Contact Details

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Chief Officer Responsible for the report:

Bill Hodson
 Director of Housing & Adult Social Services

Report Approved **Date** Insert Date

Chief Officer's name
 Title

Report Approved **Date** Insert Date

Wards Affected: List wards or tick box to indicate all

All

Guildhall Ward
 Fishergate Ward

For further information please contact the author of the report

Background Papers:

Minutes of the 2nd May 2006 Executive meeting.

Annexes

Annex 1 – Site Analysis against Criteria