
**Meeting of the Executive Members for
Housing and Adult Social Services and
Advisory Panel**

26th March 2007

Report of the Director of Housing and Adult Social Services

Adaptation of Existing Hostel Units (Ordnance Lane Hostel)

Summary

1. This report proposes the conversion of a 2 bedroom self contained unit (14 Ordnance Lane) into a 3 bedroom shared unit and convert a 1 bedroom unit (11 Ordnance Lane) into a training facility (primarily for customer use).

Background

2. Supporting People fund the temporary accommodation staff to provide support to homeless customers. The new Homelessness Code of Guidance published in September 2006 emphasises the need to provide support to single young people but staff are currently unable to offer a full range of service at Ordnance Lane due to a lack of communal space (group / training room).
3. This provision exists for residents in Howe Hill, Holgate Road and Crombie House and works effectively.

Consultation

4. This proposal has emerged from a staff suggestion.
5. This would be a positive move in respect of Supporting People requirements to consult with customers.
6. Housing Standards and Adaptations Team have given advice regarding the conversion of unit 14 has in relation to requirements as a House in Multiple Occupation (HMO).

Options

7. Option A. To convert unit 14 from one 2 bedroom property into 3 shared units (3 bedrooms, shared kitchen and shared bathroom) and to convert unit 11 into a training facility. This proposal would provide 1 additional unit. Total units at Ordnance Lane would be: 8 bed-sits (shared), 14 self contained bed-sits, 4 self contained 1 bed units, 4 self contained 2 bed units, 1 self contained 3 bed unit, plus existing office

space.. Unit 14 would primarily be used to accommodate young people in preference to Bed and Breakfast.

8. Option B. to retain existing units and continue to offer a limited support service.

Analysis

9. This proposal would help assist in meeting Communities and Local Government (CLG) guidance and / or targets to :
 - a. reduction in the number of repeat homeless presentations through improved support and preparation for independent living BVPI 214
 - b. offer additional units for young people in preference to B&B accommodation. We are anticipating a future CLG target / order preventing local authorities from using B&B for young people other than in emergencies.
 - c. assess the independent living skills and support needs of customers and offer them suitable accommodation in accordance with Housing Act which impacts on the wider target to reduce use of temporary accommodation by 50% by 2010
10. This proposal would increase the units of shared accommodation while at the same time providing a training room, training kitchen and WC facilities primarily for use with Ordnance Lane residents and other relevant customer groups (eg young people living elsewhere).
11. The additional training space would enable staff to provide a training room for group sessions (eg sexual health, drugs awareness, introductory tenancy training, art sessions, informal discussions, cookery classes) plus a room for residents meetings.
12. The benefits of this proposal would be to provide a comprehensive range of training and assessment sessions, to better prepare people for independent living, thus preventing repeat homelessness, to make an assessment of suitable accommodation, to enable customers to have residents meetings and be involved in the development / provision of services offered to homeless people. This would meet Supporting People and Audit Commission (KLOE's) targets of user involvement
13. Similar support is already provided by existing staff but a training room would enable the introduction of a more formal training programme with emphasis on group activities. Many of the sessions will be staffed by existing support workers under the Supporting People contract and for specialist sessions by external agencies such as Future Prospects, PMS, Scarcroft Road Project, Foundation Housing, CYC Estate Managers and YOT.
14. This facility focuses on the needs of customers and has been designed with them in mind.
15. It is suggested that this adaptation to accommodation at Ordnance Lane may have some effect on BVPI 183a (length of stay in hostels) but this cannot be considered in isolation as other significant changes have occurred in the past 12 months affecting this calculation – i.e. the use of Crombie House has changed from long term support for expectant mothers to more general shared hostel accommodation, we have also

reduced the numbers of shared properties at Crombie by 3 with unit 6 being returned to a 3 bed house. We have created 5 shared units at Holgate Road and the continued refurbishment of Howe Hill has again changed the number of shared units from 13 in 2004 to 17 in 2007 (when refurbishment completed).

Corporate Priorities

16. By creating this training facility at Ordinance Lane this will contribute to the following corporate objectives to improve the health and lifestyles of the people of York by equipping customers with basic skills training to help cope with independent living.
- **Improve the actual and perceived condition and appearance of the city's streets, housing estates and publicly accessible spaces** ~ this is met in a number of ways including preparing young people for independent living, understanding the responsibilities of being a tenant the enforcement of any tenancy / licence conditions in relation to maintenance of properties.
 - **Reduce the actual and perceived impact of violent, aggressive and nuisance behaviour on people in York** ~ through focused training / support sessions as required.
 - **Increase people's skills and knowledge to improve future employment prospects** ~ through support work and encouraging young people to access education, training opportunities.
 - **Improve the health and lifestyles of the people who live in York, in particular among groups whose levels of health are the poorest** ~ Provision of suitable accommodation and suitable support and training opportunities, in particular cookery sessions, sexual health sessions.

Implications

Financial

17. Based on the 2006/07 financial year the revised rent for these units would be as follows;

	Current Rental income per week £	Proposed Rental income per week £
Unit 14	44.69	3 x 38.78*
Unit 11	37.61	Nil
TOTAL	82.30	116.34

* calculated applying rent restructuring principles

18. The proposal to convert unit 14 into 3 shared bed-sits and unit 11 into a training facility would increase the potential weekly income by £34.04 (or £1,770.08 pa assuming 100% occupancy).

19. Housing subsidy – there will be no direct effect on the housing subsidy calculation.
20. Rent re-structuring – rent restructuring of all CYC hostels is due to commence in 07/08 and the above rental calculations use rent restructuring principles.
21. Only a small amount of work will be required on conversion. It is anticipated that replacement doors and additional locks (estimated at £500) could be funded through existing the Ordnance Lane budget. Furniture (estimate £2000) can be purchased out of homeless strategy monies as it will be beneficial to the wider homeless audience.
22. There are also potential gross Bed and Breakfast savings of £9125 pa (1 room at £25pppn for 365 days per year). This saving would be offset by reduced bed and breakfast income so the net effect on the Housing General fund budget would be minimal.
23. There are no implications regarding Supporting People income as the numbers of temporary units fluctuate on a regular basis. This facility would enable staff to offer an improved support service and assist in streamlining young persons move on process.

Equalities

24. No implications for information only.

Legal

25. No implications as temporary accommodation agreements are already in place.

Crime and Disorder

26. This proposal has the potential to have a positive impact on crime and disorder by providing a wider range of support sessions to customers at risk of offending and causing anti social behaviour

Information Technology (IT)

27. No significant implications as existing IT remains operational. We may require additional phone line in Unit 11 (above existing office) in future (quote provided at a cost of approximately £400).

Risk Management

28. No implications as same customer group would be living at Ordnance Lane.

Recommendations

29. The Executive Member is asked to:
 - Approve Option A and convert units 11 and 14 into training facilities and shared accommodation units.

Reason: to improve services for hostel residents by providing a communal area for residents meetings and training facilities

Contact Details

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Chief Officer Responsible for the report:

Steve Waddington – Head of Housing
Services

**Report
Approved**



Date

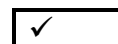
12th March 07

Specialist Implications Officer(s) *List information for all*

Financial
Jayne Close
Accountant – Housing Services
Tel No. 01904 554175

Wards Affected: *List wards or tick box to indicate all*

All



For further information please contact the author of the report

Background Papers:

Homeless Code of Guidance for local authorities July 2006 ISBN 978-1-85112-860-0

Annexes: None