

REPORT TO THE EXECUTIVE

Report No. 9

Date of Meeting	17 January 2008
Title of Report	Progress report on Affordable Housing Grant at Avonside, Chippenham
Portfolio	Housing
Link to Corporate Priorities	Housing
Key Decision	NO - The decision will not result in the Council requiring expenditure or making savings which amount to over £50,000
Executive Workplan Ref	B347
Public Report	YES

Summary of Report

This report updates Members on the allocation of Affordable Housing Grant at Avonside, Chippenham.

Officer Recommendations

1. Members note the contents of the report

Other than those implications agreed with the relevant Officers and referred to below, there are no other implications associated with this report.

Financial Implications	Legal Implications	Community & Environmental Implications	Human Resources Implications	Equality & Diversity Implications
YES	YES	YES	NONE	YES

Contact Officer	Colin Keane Housing Team Manager 01249 706302 ckeane@northwiltshire.gov.uk
------------------------	--

1. Introduction

- 1.1 The report updates Members on the allocation of Affordable Housing Grant at Avonside, Chippenham where £15,000 was allocated to adapt the homeless hostel to meet the needs of single persons and in particular 16 and 17 year olds on a temporary basis (for a period of approximately 2 years) while purpose built accommodation is constructed.
- 1.2 Members asked for a monitoring report in six months.

2. Options and Options Appraisal

- 2.1 The report is for information only.

3. Background Information

- 3.1 Westlea Housing Association were allocated £15,000 in June 2007 for the adaptation of the former homeless persons hostel to meet the needs of single persons and in particular 16 and 17 year olds on a temporary basis (for a period of approximately 2 years) whilst purpose built accommodation is constructed.
- 3.2 At the time there were four 16/17 year olds in bed and breakfast accommodation which is unsuitable and had to be housed more adequately to ensure the Council meets its LPSA target for the reduction in the use of B&B accommodation for young people.
- 3.3 The cost of adapting the hostel was estimated at £15,000 and was necessary to create a safe and secure separate section for use by up to six, vulnerable 16 and 17-year-old persons. The grant was to be used to install security doors, CCTV, and door entry systems.
- 3.4 Following the Executive approval for the allocation of the grant Westlea commenced the final decanting of residents from Avonside. This process took until September to achieve due to the complex needs of the final residents. The scheme was then resurveyed and the cost estimate reviewed. The outcome was that further works were required to the hot water system bringing the costs up to nearly £50,000. This was deemed too expensive and the works were not undertaken.
- 3.5 Officers worked with Westlea Housing Association to look at alternative solutions that were more cost effective to meet the needs of young people.
- 3.6 Westlea Housing Association were able to offer 3 x 2 bed general needs flats (in Calne, Chippenham and Corsham) that with some alterations would meet their needs at a more reasonable cost. The first of the flats is now available for occupation and the other two will be available shortly. Avonside has now been boarded up prior to demolition and redevelopment.

4. Financial Implications

- 4.1 None

5. Legal Implications

- 5.1 None.

6. Community and Environmental Implications

- 6.1 The provision of temporary accommodation for 16/17-year-olds in Chippenham with nomination rights for the Council is a valuable contribution towards meeting the specific needs of young homeless people in North Wiltshire.

7. Equality and Diversity Implications

- 7.1 The provision of affordable housing helps to enable all residents in the district to have the opportunity to meet their housing needs locally.

8. Risk Analysis

- 8.1 Not applicable.

Appendices:	None
Background Documents Used in the Preparation of this Report:	None

Previous Decisions Connected with this Report

Report	Committee & Date	Minute Reference
Request for Affordable Housing Grant (AHG) to Provide Temporary Affordable Housing – Avonside, Chippenham	Executive 7 June 2007	E15