

## The Green Lane Centre

### SUMMARY

- 1.1 Officers have in recent months been working on proposals for a replacement Night Shelter in Derby.
- 1.2 The purpose of this report is to provide an update on the present position and an outline of the work that will be taking place over the next few months if the Centre is approved.
- 1.3 Subject to any issues raised at the meeting, I support the following recommendations.

### RECOMMENDATIONS

- 2.1 To authorise the Director of Corporate Services to negotiate the purchase of the site for the proposed Green Lane Centre. The proposed terms are set out in a separate Confidential Report.
- 2.2 To approve the contribution of up to £500,000 from the Affordable Housing Facilitation Fund in 2006/07 towards the total cost of the scheme.
- 2.3 To waive Contract Procedure Rule C15 – Requirement to obtain quotes or tenders – under rule C6 to allow for the design work to be negotiated with appropriate external design consultants, if necessary.
- 2.4 To authorise the Director of Corporate Services to enter into contracts for the purchase of the site and for the building works to enable the scheme to proceed at an early date, subject to confirmation by the Office of the Deputy Prime Minister - ODPM - that the funding programme proposed is acceptable.

### REASONS FOR RECOMMENDATIONS

- 3.1 To take forward the development of the Green Lane Centre.
- 3.2 To commit the funding made available by the Office of the Deputy Prime Minister - ODPM - in the current financial year.
- 3.3 To achieve value for money from the development.





## **The Green Lane Centre**

### **SUPPORTING INFORMATION**

- 1.1 The current Night Shelter in Derby is a Victorian former Methodist Chapel in Boyer Street, where the 14 residents sleep in dormitory style accommodation. The limited nature of the accommodation prevents the provision of a wider range of services to meet the overall needs of residents.
- 1.2 It is now recognised that Night Shelter accommodation should form part of a wider preventative agenda, which provides better opportunities for people who have experienced homelessness and prevents them from becoming homeless again. Therefore, rather than being places of last resort, they will be centres of excellence and choice which positively change lives.
- 1.3 Nationally, the ODPM are investing £90m of capital funding over the 2005/06 - 2007/08 period through the Hostels Capital Improvement Programme - HCIP. The purpose of this funding is to change the very nature of hostels so that they cease to be a place of last resort and become centres of excellence and choice, which positively change lives. The improved physical environment is intended to allow staff better to address the needs of residents, linking them into services and plan for move-on into more settled accommodation. The funding must achieve significant change in the delivery of services through improved employment, health, personal development and housing outcomes for residents. The ODPM have allocated funding to 34 English local authorities, including £750,000 to Derby City Council, for 2005/06.
- 1.4 In this context, we have recently been working on a proposal for a replacement Night Shelter in Derby, which would also incorporate an Assessment Centre. This would provide a single point of access to homelessness services in Derby and accommodation specifically for people with a dependency on alcohol. This will enable a resident's full range of needs to be addressed, not just their immediate accommodation needs.
- 1.5 The model of provision adopted is based upon: good practice guidance contained in Policy Briefing 12 - Hostels Capital Improvement Programme - published by the Homeless & Housing Support Directorate of the ODPM; the 'Hostels Review Toolkit'; site visits to other Night Shelters currently or recently developed, such as those in Nottingham and Leicester; and, importantly, the views of homeless people themselves.

- 1.6 The Green Lane Centre will provide:
- a purpose-built 30 bed Night Shelter, including specific accommodation for homeless women, and homeless people with a dependency on alcohol. The bedroom accommodation would be either in single rooms, or within self-contained cluster flats. There will also be office accommodation for staff, a GP consulting room, and interview rooms
  - a number of dedicated training rooms
  - an Assessment Centre. This would provide a single point of entry into homelessness services in Derby. There would be an initial assessment carried out and clients would then be either accommodated in the Green Lane Centre or referred to a more appropriate setting based on their needs.
- 1.7 A planning application has been submitted for the Green Lane site, which is currently being considered. It is scheduled to go to Planning Control Committee on 22 December 2005. The current estimated cost of the scheme is £1.75m, including purchase of the site, build cost, and fees. It is anticipated that the build contract will last for around 12 months.
- 1.8 In order to commit the ODPM funding to the scheme, we would have to purchase the site and start the building works during the current financial year. We have discussed with the ODPM an approach to managing the spend, which should make sure that the full amount of ODPM funding would be available for the project. Written confirmation that this is acceptable is currently awaited, and we would not legally commit the Council to the project unless this confirmation is received.
- 1.9 We recognise that the timetable for the project is very challenging. Discussions have taken place with Property Services about how we can meet it. Initial approaches to a number of organisations on the Council's Design Consultants Panel have indicated that at least one would have the necessary experience and capacity to carry out the work. However, it may be necessary to use other external consultants to procure the building contract if the consultants on the Panel are not able to meet our timetable. Approval is therefore sought under Contract Procedure Rule C6 to waive Rule C15 - Requirement to obtain quotes or tenders - to negotiate with appropriate consultants for the design work if necessary.
- 1.10 The service specification for the scheme and the revenue budget are being prepared, together with the method of choosing the service provider.

## OTHER OPTIONS CONSIDERED

2. Not to proceed with the project, thereby losing the opportunity of the ODPM and other funding currently being offered to support it.

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<b>Background papers:</b>	None		
<b>List of appendices:</b>	Appendix 1 – Implications Appendix 2 - Confidential Report on Valuation Aspects		

<b>IMPLICATIONS</b>
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### **Financial**

- 1.1 The ODPM has agreed in principle to commit £750,000 to the Green Lane Centre from the 2005/06 HCIP. We have secured £500,000 from regeneration funding and we are proposing that the Council should contribute up to £500,000. However, we will continue to work to identify alternative sources of funding to make sure that the Council contribution is minimised.
- 1.2 Council funding for this scheme would be made available from the Affordable Housing Facilitation Fund in the 2006/07 Housing Capital Programme.
- 1.3 The risk of any cost overrun on this scheme would be borne by the Council and this might increase the Council's contribution still further, although this is not anticipated at this stage.
- 1.4 The running costs of the project are expected to be met largely from Housing Benefit payments, although the final details of the revenue budget are still being developed.

### **Legal**

- 2.1 The project is dependant upon the Council being able to acquire the freehold of the site within the tight project timetable and receiving written confirmation from ODPM that the HCIP grant is not 'ring fenced' and that the suggested approach to managing the spend is acceptable.
- 2.2 It is intended that the Council will own the freehold of the building and the service provider(s) will occupy the building under a leasehold arrangement; the terms of which are still to be determined. No service providers have yet been identified and therefore no terms negotiated. If the lease is at less than market value, the letting will require ODPM consent.
- 2.3 The building contract is to be tendered in accordance with the Council's Contract Procedure Rules.

### **Personnel**

3. None.

### **Equalities impact**

4. Homeless people and rough sleepers are some of the most socially excluded members of our society. The proposal would lead to a significant improvement in the level and nature of the service they receive.

## **Corporate objectives and priorities**

5. The proposal comes under the Council's objectives of providing **healthy, safe and independent communities**, and **a shared commitment to regenerating our communities**.