

Report to: Executive Board - Friday 27th September 2002

**ALBION PLACE – TEMPORARY NIGHTSHELTER DECANT**  
**MAJOR PROJECT APPROVAL**

		<b>WARDS AFFECTED</b>
<b>Report of:</b>	<i>Strategic Director with responsibility for Neighbourhood Renewal and Strategic Director, Finance and Corporate Services.</i>	<b>CARFAX</b>
<b>Report Author:</b>	<i>Steve Northey, Housing Development Co-ordinator Tel no. 01865 252717 Email: snorthey@oxford.gov.uk</i>	
<b>Lead Member Responsible:</b>	<i>Housing Portfolio Holder</i>	
<b>Overview and Scrutiny Committee Responsibility:</b>	<i>Housing Overview and Scrutiny Committee</i>	
<b>Key Decision:</b>	<i>Yes: Project value over £200,000 (Article 13.03)</i>	
<b>SUMMARY AND RECOMMENDATIONS</b>		
<p><b>This report seeks major contract approval for the provision of a temporary Nightshelter at the car park in Albion Place.</b></p> <p><b>The redevelopment of the site of the Nightshelter in Luther Street for the Oxford Resettlement Project was approved by Council on 29<sup>th</sup> April 2002. Major contract approval is now sought for the temporary relocation of the Nightshelter to Albion Place to allow the Luther Street redevelopment to proceed. Albion Place was selected by Executive Board as the preferred location for the temporary Nightshelter on 8<sup>th</sup> July 2002.</b></p> <p><b>The Oxford Resettlement Project is a high priority in the Council's Single Homeless Strategy and will help meet the key objectives of reducing inequality and social exclusion. The Council has a strategic aim of reducing inequality and the Resettlement project will directly reduce social exclusion and inequality by giving homeless people, including rough sleepers, the support they need to live independently and enable them to access mainstream housing services. The temporary Nightshelter at Albion Place is an integral part of the Oxford Resettlement Project because it is essential enabling work for the</b></p>		

## **redevelopment of Luther Street.**

**Staffing and financial implications are referred to in the report attached**

**The Executive Board is ASKED :**

- i) to grant major contract approval for the provision of a temporary Nightshelter at Albion Place car park.**
- ii) to recommend to Council the approval of the scheme budget of £225,000, which will increase the Council's capital contribution to the Oxford Resettlement Project to £1,425,000.**
- iii) to approve the virement of an additional £75,000 from new build schemes in the Housing Capital Programme to fund the temporary Nightshelter and to substitute funding from social housing contributions, as set out in section 6 of the attached report.**

### **1. Background**

- 1.1 The Council sought bids from its approved housing associations for the development partner for the scheme and Home Group were approved in February 2001. Executive Board approved the redevelopment of the existing Nightshelter site at Luther Street as Major Capital Project in April 2002.
- 1.2 A report on the options for temporarily relocating the Nightshelter during the works was considered by Executive Board on 8<sup>th</sup> July 2002. Albion Place was chosen as the preferred option and a further report giving detailed of the costs of this scheme was requested.

### **2. The objectives and the alternative means of achieving them**

- 2.1 The objectives of the Oxford Resettlement Project and the means of achieving them are set out in the report to the Executive Board on 23 April 2002 .
- 2.2 The objectives of providing the temporary Night Shelter are set out in the report to Executive Board on 8<sup>th</sup> July 2002.

### **3. Provision of Temporary Nightshelter**

- 3.1 The temporary Nightshelter will be located in one, single storey demountable building which will provide the following accommodation:
  - 50 bedspaces in dormitories
  - Large day room with central kitchen
  - Separate wc's and showers
  - Laundry
  - Storage
  - Staff office (there will be two smaller demountable buildings for office staff and staff rest room also on the site.

- 3.2 The detailed internal layout of the temporary building is currently being discussed with Environmental Health and the Fire Officer to ensure that health and safety standards will be met.
- 3.3 Access to the site for delivery vehicles only will be off Albion Place and there will be separate pedestrian access from Speedwell Street. The site will be secured on all sides with a 2m timber hoarding. The Police Architectural Advisor will be consulted on security, including provision of CCTV.
- 3.4 The work will be carried out by the housing association as part of the main contract for the new Luther Street building. The co-ordination of the two elements is vital if the Luther Street programme is going to be met and build costs not exceeded.
- 3.5 The costs of the temporary building, site works, including reinstatement, fencing and other environmental works is estimated to be £225,000, inclusive of fees and VAT.
- 3.6 The Council is funding the Oxford Resettlement Project under Section 22 (3) of the Housing Act 1996 which allows local authorities to make grants to assist a registered social landlord.

#### **4. Consultation**

- 4.1 There have been formal consultation processes on this matter as a key decision and representations have been made to the Executive Board on a number of issues relating to the location of both the Oxford Resettlement Project and the temporary relocation of the Nightshelter. Detailed responses have been made in writing. Consultation is currently being carried out through the planning process. An open meeting was held on 22 August 2002 to inform local residents and employers about the scheme and a public meeting was held by Central, South & West Area Committee on 11<sup>th</sup> September 2002.

#### **5. Car Parking Arrangements**

- 5.1 There are 45 spaces in the existing car park at Albion Place which are used for operational parking for City Council Staff. Spaces are allocated on the basis of greatest operational need, which is determined from a periodic review of mileage claim forms. 60 passes have been issued which allows for the fact that not all operational users need to park every day. A small number of passes are held for allocation on a daily basis to occasional operational users.
- 5.2 The Transport and Parking Business Manager confirms that the Abbey Place car park is normally occupied to less than capacity on weekdays and suggests that these operational users are given temporary weekday passes for the Abbey Place public car park. It is also suggested that this proposed change in operational parking arrangements is implemented in conjunction

with a review of parking allocation, to ensure that spaces are only allocated where essential operational use has been clearly demonstrated.

- 5.3 As any paying users are unlikely to be displaced by the temporary allocation of these spaces to staff, the effect will be cost neutral. In comparison, the use of Abbey Place itself as the site of the temporary Nightshelter would involve loss of revenue to the Council because of the loss of spaces at weekends and major holidays when other city centre car parks are also full. Assuming that around half the capacity is lost, say 50 parking spaces, the loss of income over the 18 month construction period for the new building would be in the region of £100,000 to £130,000 gross.
- 5.4 The Salvation Army use Albion Place on a Sunday under licence from the Council for £750 p.a. This is determinable at three months notice and the Property Investment Manager has been asked to serve notice.
- 5.5 There are no staffing implications for the Council from the relocation of the operational staff parking to Abbey Place. Project management of the scheme will be carried out within the existing staff resources of the Neighbourhood Renewal Unit.

## **6. Development Programme**

- 6.1 Temporary planning consent for a minimum period of 18 months was applied for on 2<sup>nd</sup> August 2002. Actual start dates will depend on planning consent but the start of works at Albion Place has been programmed for December 2002 when the Salvation Army's licence is terminated.
- 6.2 The temporary scheme will be in operation by mid January 2003, allowing the Luther Street scheme to start. It is likely that the temporary shelter will be required until Spring 2004, although the contractor's programme will be aiming to complete the Luther Street scheme in 12 months.
- 6.3 Members are asked to note that terms for the short term leasing of the site to the Nightshelter also need to be worked up and this will be the subject of a future report to Board.

## **7. Financial Implications**

- 7.1 The total approved cost of the Oxford Resettlement Project is £4,000,000 and Council's approved capital contribution is £1,350,000. This comprises £1,200,000 for the Luther Street redevelopment and a provisional sum of £150,000 for temporary decanting to Albion Place.
- 7.2 The current estimate of £225,000 for Albion Place is an addition of £75,000 and will increase the Council contribution to £1,425,000.
- 7.3 The phasing of this expenditure is set out in the revised financial profile (Appendix A).

- 7.4 In April 2002, approval was given to vire monies from the new build schemes in the Housing Capital Programme to fund the Councils' contribution to the Oxford Resettlement Project of £1,350,000 and to replace them with S106 contributions for social housing. This was necessary because S106 contributions can only be spent on permanent social housing and could not be used to fund the Oxford Resettlement Project, which is temporary accommodation.
- 7.5 Additional funding of £75,000 is required and a further approval is sought to vire the monies from the Partnership for Youth scheme (P4038) and to use social housing contributions as replacement funding.
- 7.6 The cost of providing temporary replacement parking for operational staff at Abbey Place is neutral

THIS REPORT HAS BEEN SEEN AND APPROVED BY THE  
NEIGHBOURHOOD RENEWAL MANAGER, THE GROUP ACCOUNTANT  
AND THE LEGAL SERVICES MANAGER

**Background papers:** None

**FINANCIAL PROFILE :- Oxford Resettlement Service****(A) Expenditure pattern compared to Provision in Capital Programme**

	2002/03	2003/04	2004/05	TOTAL
	£	£	£	£
Expenditure for which approval is being sought	489.5	545.0	390.5	1,425.0
Provision in Capital Programme	532.0	420.0	398.0	1,350.0
Provision required in Capital Programme	-42.5	125.0	-7.5	75.0

**(B) Subjective Analysis of Expenditure**

	2002/03	2003/04	2004/05	TOTAL
	£			£
ESTIMATED PER THIS REPORT				
LASHG	420.0	420.0	360.0	1,200.0
Decant - works	63.0	113.0	28.0	204.0
Decant - fees	6.5	12.0	2.5	21.0
Land / Property				0
TOTAL GROSS COSTS	489.5	545.0	390.5	1,425.0

**(C) On going Revenue Costs**

REVENUE COSTS	2002/03	2003/04	2004/05	FULL YEAR COSTS
	£			£
Employee				
Running Expenses	0.0	0.0	0.0	0.0
Capital Financing Cost	19.6	61.0	98.4	114.0
NET ADDITIONAL COSTS TO COUNCIL	19.6	61.0	98.4	114.0