

Report to: Executive Board - Monday 2nd December 2002

**ALBION PLACE - TEMPORARY NIGHTSHELTER DECANT
DISPOSAL OF LAND**

		WARDS AFFECTED
Report of:	<i>Business Manager Neighbourhood Renewal</i>	CENTRAL
Report Author:	<i>Steve Northey, Housing Development Co-ordinator Tel no. 01865 252717 Email: snorthey@oxford.gov.uk</i>	
Lead Member Responsible:	<i>Housing Portfolio Holder</i>	
Overview and Scrutiny Committee Responsibility:	<i>Housing Overview and Scrutiny Committee</i>	
Key Decision:	<i>No</i>	
SUMMARY AND RECOMMENDATIONS		
<p>This report seeks authority to let the site of the car park at Albion Place to Home Group Limited for the temporary Nightshelter. This is essential enabling work for the development of the Oxford Resettlement Project in Luther Street and it was approved as a major project on 27th September 2002.</p>		
<p>The Oxford Resettlement Project is a high priority in the Council's Single Homeless Strategy and will help meet the key strategic objectives of reducing inequality and social exclusion. The Project will give homeless people, including rough sleepers, the support to live independently and enable them to access mainstream housing services.</p>		
<p>The Executive Board is ASKED:</p>		
<p>i) to approve the letting of the Albion Place site to Home Group Limited under Contract Procedure Rule 17 on the terms set out in section 3 of the report</p>		
<p>iii) to instruct the Neighbourhood Renewal Manager and the Legal Services Business Manager to complete the lease of the land.</p>		

1. BACKGROUND

- 1.1 The Executive Board approved the development of the Oxford Resettlement Project in Luther Street on 29th April 2002. To enable the building works to be carried out, a temporary Nightshelter is required and a proposal to provide the accommodation at Albion Place was approved by Executive Board on 27th September 2002.

2. PROPOSED USE OF THE SITE

- 2.1 The site is currently a car park used by Oxford City Council staff. The Transport and Parking Business Manager confirms that the operational users at Albion Place can be given temporary weekday passes to use the Abbey Place car park as an alternative because it is not normally fully used on weekdays. As any paying users are unlikely to be displaced by the temporary allocation of these spaces to staff, the effect will be cost neutral.
- 2.2 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.
- 2.3 The Salvation Army also use Albion Place on a Sunday under licence from the Council for £750 p.a. This is determinable at three months notice and the Legal Services Business Manager has served notice.
- 2.4 The site is identified in the adopted Local Plan as being suitable for B1 employment use and in the draft Local Plan it is also identified for the provision of a dropping off point for tourist coaches.
- 2.5 Apart from the proposal to use the car park as a coach drop off point, the site could be used as a location for offices
- 2.6 The temporary Nightshelter will be located in one, single storey demountable building which will provide the following accommodation:
- 50 bedspaces in dormitories
 - Day room with central kitchen
 - Separate wc's and showers
 - Laundry
 - Storage
- There will also be two smaller demountable buildings for office staff and staff rest room on the site.
- 2.7 Temporary planning consent for 18 months has been granted and commences at the start of development on the site

3. DETAILS OF LAND DISPOSAL

- 3.1 Approval is sought to dispose of the land (edged black on the attached plan) on an 18 month lease to Home Group Limited at a peppercorn rent.
- 3.2 The Council is permitted to dispose of the site at a discount under General Consent G, Section 25 of the Local Government Act 1988 and this also includes consent under section 123 of the Local Government Act 1972.
- 3.3 Oxford Nightshelter Ltd will manage the temporary Nightshelter under a management agreement with Home Group Ltd. The maintenance of the temporary building is covered by the hire agreement with the building suppliers and Oxford Nightshelter Ltd will be responsible for the maintenance of the site.
- 3.4 Details of the market rental value of the site is given on the Confidential Agenda.

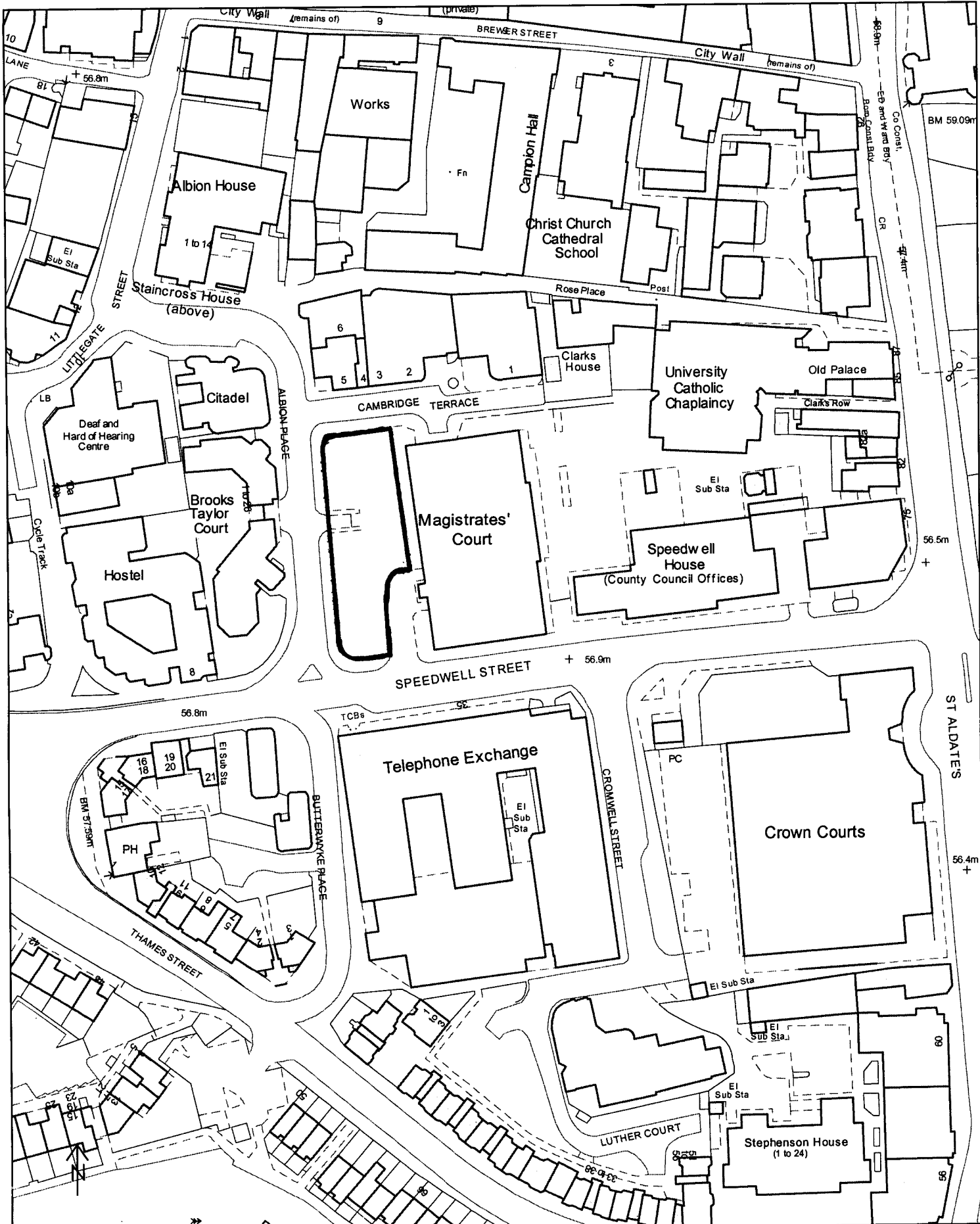
4. DEVELOPMENT PROGRAMME

- 4.1 The temporary Nightshelter building will be commissioned in December 2002 and site works will start in February 2003. The temporary scheme will be in operation by mid March 2003.
- 4.2 Work will start on the Oxford Resettlement Project in April 2003 with completion programmed for Spring 2004. The temporary Nightshelter building will then be removed from site and the land reinstated.

5. FINANCIAL IMPLICATIONS

- 5.1 The cost to the Council of leasing the site at a peppercorn rent is equal to the value given in the Confidential Agenda.

<p>THIS REPORT HAS BEEN SEEN AND APPROVED BY THE PORTFOLIO HOLDER, THE NEIGHBOURHOOD RENEWAL MANAGER, THE GROUP ACCOUNTANT AND THE LEGAL SERVICES MANAGER</p>



Title: Plan 1 Albion Place Car Park

Scale: 1:1250; Map Reference: SP5105NW Date: 27/06/2002

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51

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