

Temporary Accommodation – Stansted

Community and Housing Committee, 21 January 2010, item 12

**Committee** Community & Housing

**Agenda Item**

**Date:** January 21, 2010

**12**

**Title:** **TEMPORARY ACCOMMODATION -  
STANSTED**

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Item for decision

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## Summary

1. This report advises members of the need to re-evaluate the use of land in Manor Road Stansted.

## Recommendations

2. It is recommended that the members approve that:-
  - The garage site in Stansted is used to provide two permanent two bedroom social housing units
  - Two units of Council accommodation that are within the proposed 2<sup>nd</sup> runway footprint at Molehill Green, Takeley are converted to provide four units of emergency homeless accommodation

## Background Papers

3. Community Committee Report 18 September 2008

## Impact

- 4.

Communication/Consultation	Consultation will be carried out during the planning process - both schemes will require planning permission
Community Safety	n/a
Equalities	n/a
Finance	Cost of conversion work will be met by a revenue contribution from the HRA to capital and homelessness grant funding HRA position will improve as void properties will be brought back into use

	No ongoing lease arrangement required with Chelmer Housing
Health and Safety	n/a
Legal implications/Human Rights	Land to be conveyed
Sustainability	Properties will be built to minimum level 3
Ward-specific impacts	Stansted and Takeley
Workforce/Workplace	Work will be carried out using existing resources

## Situation

5. It was previously agreed by the Community Committee in September 2008 that the garage site in Manor Road Stansted be gifted to a RSL to develop for emergency homeless accommodation. The development of this site has been delayed because of the need to resolve the position of a footpath. This has now been finalised.
6. The delay in being able to transfer this land has meant that there is now an opportunity to reconsider the original proposal in light of changing circumstances. The need to provide an alternative to bed and breakfast remains. However, we also need to consider how to make best use of the Council's housing stock and to provide affordable housing within the District.
7. Units of accommodation that are available amongst the Council's own stock have been identified as being suitable to convert to emergency homeless accommodation. These are properties that are within the proposed 2<sup>nd</sup> runway footprint and are therefore difficult to let on a permanent basis. By carrying out some conversion work these properties can provide the four small units of accommodation that it was initially envisaged would have been provided by Chelmer Housing Association on the land in Stansted.
8. By making use of our own stock in this way we not only generate income for the Council but free up the land in Stansted to provide additional units of much needed permanent social housing.
9. Discussions with Chelmer Housing have taken place and they have confirmed that the site can provide two bedroom houses which is the type of accommodation in most demand by those registered on the Housing Register.

## Conclusion

10. Converting the Council's own accommodation in the district will provide flexible emergency accommodation that is completely within the Council's control and will generate income from otherwise hard to let accommodation.
11. An additional two units of social housing of a type that is in the highest demand will be provided in the district.

## Risk Analysis

12.

Risk	Likelihood	Impact	Mitigating actions
The site at Manor Road is left undeveloped	1	3	Site used to provide 2 units of social housing
Council does not make best use of existing stock	2	2	Hard to let units converted into temporary emergency accommodation

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.