

<b>Task Group:</b>	Housing Initiatives Task Group	<b>Agenda Item</b>
<b>Date:</b>	7 January 2010	<b>9</b>
<b>Title:</b>	<b>TEMPORARY ACCOMMODATION - STANSTED</b>	
<b>Author:</b>	Judith Snares, Housing Options/Homelessness Manager 01799 510671	Item for decision

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## Summary

1. This report advises the Task Group of the need to re-evaluate the use of land in Manor Road Stansted for the provision of emergency homeless accommodation.

## Recommendations

It is recommended that the Task Group give officers permission to:-

1. Negotiate with Chelmer Housing a new proposal for the use of the garage site in Stansted to provide two permanent two bedroom social housing units.
2. To convert two units of current Council stock that are within the 2<sup>nd</sup> runway footprint at Molehill Green, Takeley to provide four units of emergency homeless accommodation

## Background Papers

Community Committee Report 18 September 2008

## Situation

1. It was previously agreed by the Community Committee in 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.
2. The need to provide an alternative to bed and breakfast remains however, we also need to consider the needs to make best use of the Council's housing stock and to provide affordable housing within the District. 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.

3. 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.
4. 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 social housing.
5. By changing the proposals for this site Chelmer can now provide two bedroom houses which is the type of accommodation in most demand by those registered on the Housing Register.

## Targets

What we would like to achieve is:

1. The provision of flexible emergency accommodation that is completely within our control which generates income from otherwise hard to let accommodation.
2. To provide two additional units of social housing of a type that is in the highest demand.