

Leicester
City Council

WARDS AFFECTED
All Wards

FORWARD TIMETABLE OF CONSULTATION AND MEETINGS:
Housing Scrutiny
Cabinet

9th October 2003
13th October 2003

MULTI DISCIPLINARY CENTRE

Report of the Corporate Director of Housing

1. Purpose of Report

- 1.1 To approve the scheme, increased cost and funding for a purpose built multi disciplinary centre for homeless people on Conduit Street.

2. Summary

- 2.2 On 16th June 2003, Cabinet approved provision in the Capital Programme for a multi disciplinary centre and that the Conduit Street site be urgently progressed.
- 2.3 This scheme provides a replacement for the Councils Nightshelter in New Walk, brings in the Day Centre operated by the YMCA currently on Pocklingtons Walk and will coordinate these two services with primary health, community psychiatric nurses, psychology, day centre education and advice services. It will be the first such innovative scheme for homeless people in the UK which is why the Governments Rough Sleepers Unit is so committed to its success.
- 2.4 A feasibility study and site investigation have been completed and a scheme prepared, the details of which are shown in the supplementary information and will be displayed at the meeting. The scheme, being a purpose built facility will provide a first class service.
- 2.5 The costs of the scheme are estimated at £3.95m, considerably greater than the capital programme provision, although that was based on costings for a previous conversion scheme and this is a new facility.
- 2.6 The Rough Sleepers Unit have increased funding from £750k to £2m, and Neighbourhood Renewal funding has been sought.
- 2.7 A planning application is being prepared and a start on site is expected July 2004.

3. Recommendations

3.1 It is recommended that:

- (i) the revised scheme is approved and the capital programme provision is increased to £3.95m
- (ii) the bid to the Neighbourhood Renewal Fund of £800k is supported.

4. Financial Implications (Nick Booth)

4.1 The Capital Programme provides for a scheme cost of £1.758m.

4.2 The funding package is similar to that previously requested to Cabinet except that the funding from the Rough Sleepers Unit has increased by £1,250k.

4.3 A bid has been made to the Neighbourhood Renewal Fund for £800k in 2004/06.

4.4 This site is owned by the Council and held for housing purposes. The total construction and fitting out costs are £3.95m including a contingency for extra building costs.

4.5 The funding is as follows:

	£000
Rough Sleepers Unit	2,000
Sale of current Nightshelter	475
Donations (already received)/Reserves	511
Neighbourhood Renewal Fund	800
Housing Capital Programme	164
	<u>3,950</u>

4.6 It is estimated that there will be no additional revenue costs associated with this scheme as existing revenue budgets will transfer across.

5. Legal Implications (Joanna Bunting)

5.1 The building contract will not be signed until planning approval has been given.

5.2 The Council has a statutory duty to provide temporary accommodation to people who are homeless or threatened with homelessness and, who have a priority need. Over 34% of current Nightshelter residents are owed a statutory duty by the Council.

5.3 The Council also has a statutory duty to provide advice and assistance to people who are homeless or threatened with homelessness and may arrange for assistance to be given to voluntary organizations to facilitate this.

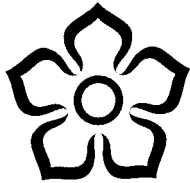
5.4 The funding from Rough Sleepers Unit is subject to terms and conditions including the achievement of outputs and satisfactory progress on the project.

6. Report Author

Pat Hobbs
Service Director (Housing Management and Hostels) Ext. 6803

DECISION STATUS

Key Decision	No
Reason	N/A
Appeared in Forward Plan	No
Executive or Council Decision	Executive (Cabinet)



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MUTLI DISCIPLINARY CENTRE

SUPPORTING INFORMATION

1. Background

- 1.1 The background is the City Council's Single Homeless Strategy, adopted June 1999. This highlighted the need for a planned and integrated client-centred service in one place. The Strategy is endorsed by all agencies involved in implementing the strategy: The City Council (Housing Department and Social Care and Health Department), Health Trusts, Health Authority, Probation Service, Police and the Benefits Agency.
- 1.2 The goal of the centre is to create a range of opportunities for homeless people and to achieve positive life changes. This should enable individuals to stabilise and integrate with the local community. The overall concept is the provision of health, housing, social services, education and benefits provision under one roof. A voluntary sector run drop-in centre will widen services to include literacy skills training, cookery, budgeting and money management, fitness training, relaxation, arts and drama, how to manage a tenancy, and being a good neighbour.
- 1.3 Facilities that at present are distributed throughout the City will be concentrated under one roof. This will also allow for their expansion and improvement. The emphasis is on rehabilitation, with the aim of reducing the number of homeless people present on the streets, not only at night but also during the day. The Centre will be open 24 hours a day, 7 days a week.

2. Present Arrangements

- Accommodation is provided in the Night Shelter (currently 35-50 bed spaces) on New Walk and the Day Centre at 9 Pocklington Walk.
- Health care is provided by full time GP and nurse on a drop-in basis at both premises; community psychiatric and psychology nurses work on the same basis

Recent assessments conclude that the present Night Shelter accommodation is unsuitable for long-term use and substantial expenditure will required to bring it up to

modern day standards. Even then, the building will not meet disability standards because of the physical constraints of the property. Therefore alternative accommodation must be found if the service is to meet the needs of its clientele.

3. The Proposal

- 3.1 The proposals in this report will enable services to be located in one setting thereby allowing focused and targeted approaches to be adopted. Services will be located at the Multi-Disciplinary Centre include the Nightshelter, Y Advice and Support Day Centre, Homeless Primary Health Team, Homeless Community Psychiatric Nurses, Homeless Psychologists. Access to chiropody and dentistry will be available on a sessional basis within the complex.
- 3.2 Educational and life skills training will be a prominent feature of the re-provisioned approach.
- 3.3 The premises to be used for the new centre are to be built on land at Conduit Street.

4. Proposed Staffing and Management Arrangements

- A Project Board will run the scheme, consisting of representatives from the NHS, Leicestershire Strategic Health Authority, Probation Service, City Council (Housing and Social Care and Health), Police, Benefits Agency, town Centre Manager, Y Advice and Support Centre.
- A steering group will be established, including the Council's Principal Hostels Manager, Salvation Army, local business representatives, Health Services, Education, Outreach Team, Y Advice and Support Centre, and REACH (part of education). Two representatives from the community will be invited to join the Steering Group.
- The on-site Hostel Manager will report to the Principal Hostels Manager.
- Staff will consist of a Hostel Manager, 2 Assistant Managers, 10 Duty Officers, 3 Night Workers, 3 Outreach/Contact Assessment Workers, and a domestic team working under a housekeeper.
- Staff would be on a shift basis providing 24 hours a day, 7 days a week cover. A minimum of 2 Duty Officers will be present around the clock, with night workers and support staff giving additional presence.
- A call-out system would be in place for emergencies, ensuring out-of-hours access to a senior manager.
- Two kennels will be provided which include an external enclosed run but also allow the pet access to the owners allocated room thereby reducing the potential noise particularly at night.
- Night Workers will provide security with regular patrols and will also deal with health, safety and welfare issues.

- The range of facilities and 24-hour use of the premises will enable users to stay off the streets during the day
- All users of the hostel will have to sign an agreement setting out terms of occupation, including rules on behaviour in and close to the premises, which shall include rules relating to substance abuse and harassment. Conditions of the agreement include clients must not misuse any drugs, alcohol or any other substance on or near the premises; clients must not supply, attempt to supply or offer to any other person prescribed, unprescribed or illegal drugs or other illegal substances within the premises or its neighbourhood.
- A ‘modifying behaviour’ policy will continue to be used.
- Alcohol will not be allowed to be consumed on the premises; a wet room is provided for those who arrive at the premises intoxicated, which gets them off the street – this facility is not available at the present Night Shelter and does not involve the relocation of the present Wet Day Centre to this site.
- Problems with street drinkers congregating outside the premises will be reported to the police.
- The Council’s existing complaints procedure will be used if there are complaints about the project.
- The center will offer a range of educational, career and skill development opportunities to help homeless people re-settle, create and sustain a home and take a constructive part in mainstream society by accessing employment and sustaining a tenancy.

5. **Conclusion**

- 5.1 From the above, Members will see that the scheme has a lot of support from the various agencies involved with supporting homeless people and a lot of thought has gone in to the project. In addition, the current Night Shelter on New Walk is now in need of a major upgrade and even then, would not meet the needs of its clientele particularly around disability standards. The proposed project has the full support of the Government’s Rough Sleepers Unit, and in fact, has successfully won a £2m capital allocation from the Unit to support the scheme. The project is innovative and will assist the Council in reducing rough sleeping.

6. **Other Implications**

OTHER IMPLICATIONS	YES/NO	Paragraph References Within Supporting info.
Equal Opportunities	✓	2 and 5.1
Policy	✓	3
Sustainable and Environmental	✓	4
Crime and Disorder	✓	4

Human Rights Act	✓	2 and 5
Elderly People/People on Low Income	✓	1.2 and 6

8. **Background Papers – Local Government Act 1972**

- Cabinet 16th June

9. **Consultations**

Consultations have taken place with Health, YMCA and Rough Sleepers Unit and the Councils Directors Board.

10. **Aims and Objectives**

The aim of the housing Services is “***a decent home within the reach of every citizen in Leicester***”.

This report contributes to that aim through objectives No. 4 “***To enable all the citizens of Leicester to find and retain a home which suits their needs***”.

Specifically in relation to:

“preventing increases and reoccurring homelessness”

and

“Providing a multi-disciplinary approach to assist and act on the needs of single homeless”

11. **Report Author**

Pat Hobbs
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