

**NORTH LINCOLNSHIRE COUNCIL**

**ADULT AND CHILDREN'S SERVICES  
ASSET AND ESTATE MANAGEMENT, SPORT,  
LEISURE AND CULTURE  
AND HIGHWAYS AND NEIGHBOURHOODS CABINET MEMBERS**

**PROPERTY SURPLUS TO REQUIREMENTS  
SCOTTER HOUSE, SCUNTHORPE**

**1. OBJECT AND KEY POINTS IN THIS REPORT**

- 1.1 To declare Scotter House Residential Unit surplus to the requirements of Adult Social Services.
- 1.2 To seek approval to lease the site, or part thereof, to a housing association to enable the provision of accommodation and support facilities for homeless people with complex needs.

**2. BACKGROUND INFORMATION**

- 2.1 Adult Social Services have determined that Scotter House is surplus to the services requirements.
- 2.2 The council has recognised the need to provide accommodation for single homeless people with high levels of need for some time. Most recently the Local Investment Plan agreed with the government's Homes and Communities Agency (the HCA) in 2011 identified a "Place of Change" as being a key local housing priority for the area.
- 2.3 A feasibility study was commissioned by the council that confirmed the need for a facility capable of accommodating 20 homeless people in a managed environment whilst they receive life skills, training and support to enable them to move on to permanent accommodation elsewhere.
- 2.4 On the basis of this feasibility study Framework Housing Association were successful in obtaining £780,000 grant funding from the HCA to build a Place of Change in North Lincolnshire. There was an expectation from the HCA that the council would provide a site on which the facility could be built.

- 2.5 Based on an estimated cost of £2.09M, Framework Housing Association has to raise £690,000 as well as contributing £400,000 of its own capital. The council allocated a provisional sum of £218,000 in this years capital programme towards the cost of the building.
- 2.6 A review of potential sites for a Place of Change identified Scotter House as being the most suitable available site.
- 2.7 Framework have indicated that demolishing the existing structure and replacing it with a new purpose designed building would provide the most cost effective solution.
- 2.8 The council in the past has assisted housing associations to develop specialist housing such as the extra care home for older people and the young parents unit by gifting land on a long term lease to ensure that local needs are met.
- 2.9 It is proposed to negotiate a lease of the Scotter House site, or part thereof to Framework Housing Association

### 3. **OPTIONS FOR CONSIDERATION**

- 3.1 **Option 1** - To formally declare the premises surplus to Adult Social Services requirements, in accordance with the agreed Surplus Property policy, and to lease the Scotter House site, or part thereof to Framework Housing Association to enable them to provide a Place of Change in accordance with the council's requirements.
- 3.2 **Option 2** – To formally declare the premises surplus to Adult Social Services requirements, and in accordance with the agreed Surplus Property policy offer the building to the other council services in the event that they have a suitable use for it.

### 4. **ANALYSIS OF OPTIONS**

- 4.1 **Option 1** – This is the preferred option. Leasing Scotter House, or part thereof, to Framework Housing Association to build a Place of Change would fulfil one of the council's longstanding housing investment priorities.
- 4.2 **Option 2** –Informally no other immediate appropriate use for the premises has been identified. If no alternative council use is identified they can be disposed of and, if a buyer comes forward, a capital receipt could be obtained.

### 5. **RESOURCE IMPLICATIONS (FINANCIAL, STAFFING, PROPERTY, IT)**

- 5.1 Financial - In accordance with the Surplus Property policy, Adult Social Services will remain responsible for the premises related costs until either another service utilises the premises or they are disposed of.

5.2 Leasing the Scotter House site or part thereof to Framework Housing Association means that the council will not receive a capital receipt. However the proposal for the Place of Change will create 20 self contained flats that should generate £166,000 in New Homes Bonus over a six year period.

5.3 There should also be a reduction in the need to pay for bed and breakfast accommodation for single homeless people once the Place of Change is operational. The estimated revenue saving could be in the order of £30,000 per year, to be invested back into the service.

5.4 Staffing - There are no direct staffing implications.

5.5 Property – Infrastructure Services identified the site of Scotter House as being an appropriate site for a Place of Change. The HCA grant funding conditions require that the site be leased to Framework Housing Association for a minimum of 60 years.

5.4 Information Technology – There are no IT implications.

**6. OTHER IMPLICATIONS (STATUTORY, ENVIRONMENTAL, DIVERSITY, SECTION 17 - CRIME AND DISORDER, RISK AND OTHER)**

6.1 Statutory – No implications.

6.2 Environmental – Subsequent disposal of the premises will reduce the council's carbon footprint.

6.3 Diversity – No implications.

6.4 Crime and Disorder – The property would be at risk if left empty.

**7. OUTCOMES OF CONSULTATION**

7.1 A comprehensive consultation process was followed in respect of the options relating to the closure of Scotter House. These are detailed in the relevant Cabinet Member report.

7.2 Local agencies and service users were consulted during the feasibility study in 2011 and confirmed the need to provide for accommodation for 20 homeless people with complex needs in North Lincolnshire.

7.3 Site selection has been overseen by the council's cross service Strategic Development Team to ensure that the best available site was selected.

7.4 Should the premises be declared surplus to Adult Social Services requirements, the Infrastructure Service will advise all other services of the availability of the premises. All in accordance with the Surplus Property policy.

## 8. RECOMMENDATIONS

- 8.1 To formally declare Scotter House surplus to the requirements of Adult Social Services.
- 8.2 That the council lease the Scotter House site to Framework Housing Association for them to provide accommodation for homeless people with complex needs.
- 8.3 That the Director of Infrastructure Services be asked to negotiate an appropriate 60 year lease with Framework Housing Association, through the normal Property Transaction Schedule process.

DIRECTOR OF ADULT SOCIAL SERVICES  
DIRECTOR OF INFRASTRUCTURE SERVICES  
DIRECTOR OF NEIGHBOURHOOD AND ENVIRONMENT

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Date: 23 February 2012

**Background Papers used in the preparation of this report:**  
None