

Knowles House

Department: Property

Person Responsible: Gordon Cooper

Created: 09/05/2017

Last Review: N/A

Status: Ongoing

Next Review (if applicable): Cabinet

Stage 1 Screening Data

1. What are the objectives and expected outcomes of your proposal? Why is it needed? Make sure you highlight any proposed changes.

The proposal is seek additional funding to enable this project to be developed. The proposal will replace outdated accommodation with new purpose built accommodation for homeless people and families, and vulnerable adults.

The project is needed because Brent has a statutory duty to house people in greatest need. The current facilities are dated and nearing the end of its life. The existing buildings are capable of housing approximately 44 families in temporary accommodation. The new proposal will house 92 families in temporary accommodation, together with 57 adults aged 55 and over, with varying degrees of dependency.

Delivery of the scheme will reduce the council's dependency on bed and breakfast and care home accommodation. It will produce considerable savings in the Adult Social Care (ASC) budget.

2. Who is affected by the proposal? Consider residents, staff and external stakeholders.

A number of people are affected by this proposal;

Local residents and Stakeholders

L.B.Brent have held a drop in session o 18th April 2017, on site to discuss the proposal with local residents. There was a local leaflet drop and the event was advertised on Brent's consultation portal for four weeks. Key issues raised by Local residents were;

- Construction traffic
- Security
- Crime and antisocial behaviour
- Boundary treatment

These and other issues have been fed back to the design team and will be addressed in the design and the construction/build contract.

Residents

The existing building is used for temporary accommodation. Residents typically stay for between one and three months. Phase one of the building will be constructed with residents living adjacent to the site. L.B.B rent will consult with these residents to appraise them of developments. When a contractor is appointed a key requirement will be for regular consultation with local residents.

Staff

The current accommodation is managed by Altwood, an external management company. It is likely this arrangement will continue with a renewed contract.

3.1 Could the proposal impact on people in different ways because of their equality characteristics?

The proposal represents a positive improvement on current facilities. The TA building is a former sheltered housing scheme. The NAIL accommodation will enable residents currently in a care home to enjoy more independent living with purpose built self-contained flats.

3.2 Could the proposal have a disproportionate impact on some equality groups? If you answered 'Yes' please indicate which equality characteristic(s) are impacted

The proposals will help those in greatest housing need.

3.3 Would the proposal change or remove services used by vulnerable groups of people?

The proposal would provide more suitable accommodation for both client groups.

3.4 Does the proposal relate to an area with known inequalities?

Yes.

3.5 Is the proposal likely to be sensitive or important for some people because of their equality characteristics?

Yes - see above

3.6 Does the proposal relate to one of Brent's equality objectives?

The proposal relates to the following objectives:

- To know and understand all our communities
- To ensure that local public services are responsive to different needs and treat users with dignity and respect

Recommend this EA for Full Analysis?

Yes

When considering the viability options officers will fully consider the potential and likely impact on affected service users and communities in consultation with the affected tenants to inform the final decision.