



Report to Cabinet

Subject: Balmoral House. Colwick

Date 16 March 2006

Author: Head of Housing Services

1. Purpose of the Report

To propose the sale of the Balmoral House, at Colwick and to propose that the capital receipt generated from the sale is utilised for the provision of Affordable Housing.

2. Background

The Balmoral House Hostel is a 10 bed hostel utilised as temporary accommodation for homeless households. The property has shared kitchen and bathroom arrangements and is not accessible for people with disabilities.

The Review of the Balmoral House carried out by the Services Scrutiny Committee made the following recommendations:-

- Shared bathroom and kitchen facilities, were not ideal and that that self contained accommodation should be the ultimate aim;
- There is no provision for a Community Room, which again was outlined a preference for such accommodation;
- That Balmoral House cannot be refurbished to meet these recommendations, and;
- That consideration be given to the change of use of one of the authority's low demand sheltered housing units to meet the needs of homeless households.

Along side this a Review of Low Demand Accommodation has also been carried out, the results of which are to recommend that Killisick Court,

Arnold is refurbished and utilised for the provision of accommodation for homeless households. The closure and subsequent sale of Balmoral House would need to be co-ordinated with the refurbishment and subsequent change of use of Killisick Court in order to maintain the current provision of temporary accommodation for homeless households.

3. Proposals

To propose the sale of the Balmoral House, Colwick and to propose that the capital receipt generated from the sale is utilised to invest in the delivery of the Decent Homes Standard within the Public or the Private Sector.

4. Resource Implications

The sale of this property is estimated to generate approximately £330,000.

5. Recommendation

To recommend the sale of the Balmoral House, Colwick

To recommend that the capital receipt generated from the sale is utilised to invest in the delivery of the Decent Homes Standard within the Public or the Private Sector.