



Proposal for the former Days Inn, Sandy

Information and frequently asked questions (FAQs) about the proposal for the former Days Inn, Sandy



Question	Response
What is intended for Days Inn	<p>A Change of Use application is currently being prepared for submission to Central Bedfordshire Council, with the following proposal: to provide a transitional housing scheme consisting of 42 units in total, owned and run by Central Bedfordshire Council.</p> <p>The proposed accommodation will comprise of the following: Family and single person/ couple accommodation</p>



	<p>The scheme's communal facilities will include the following:</p> <p>Shared kitchens and dining room</p> <p>Shared parking onsite</p> <p>Communal Garden</p>
<p>What is a transitional housing scheme (temporary housing) for homeless households?</p>	<p>A transitional housing scheme provides an individual with short to medium term accommodation while they search for, and prepare to transition into, longer term housing. The council will work with residents during their stay to identify suitable move-on accommodation (e.g. private rented sector / affordable home ownership) and, where required, support individuals to develop the skills needed to sustain longer term housing solutions.</p> <p>In the last three years, the number of people who need temporary accommodation in Central Bedfordshire, because they are homeless, has trebled. This pressure is set to continue. The Homelessness Reduction Act 2017, which was implemented from 1 April 2018, broadens the duties placed upon councils to provide suitable accommodation.</p>
<p>Why was the site chosen for development?</p>	<p>The site was chosen because the Days Inn was already converted to hotel accommodation and has previously been used by Central Bedfordshire Council to accommodate emergency transition housing cases. Central Bedfordshire Council is keen to provide its own managed transitional accommodation, and as some homeless applicants are already being accommodated in Sandy and surrounding areas, the Council took the decision to purchase the block. The site is in a sustainable location with good access to local facilities and sustainable modes of transport. The location was an important factor when determining the appropriateness of the site for the intended use.</p> <p>The current proposal is to develop the site to be used as transitional accommodation for people who are homeless. People become homeless for many reasons including relationship breakdown; domestic abuse; unemployment; debt problems; other personal issues and illness, as well as the most common reason - the end of an assured shorthold tenancy in the private rented sector.</p>
<p>What happens if there is any neighbour nuisance? How will the Council manage problems caused by anyone who is difficult?</p>	<p>The council does not envisage there being a problem as the scheme will be well-managed. The Council has a strong track record of managing similar properties. Indeed, each household will be subject to a risk assessment. If there are problems, the household will be moved. Should any issues arise, the Council will respond effectively and swiftly. For any issues arising during office hours, it is likely there will be a member of staff onsite, or close by to contact. Should assistance be required during out of hours, the Council will provide a telephone number for emergencies only.</p>
<p>What is the average length of expected tenure?</p>	<p>This will vary for each applicant; currently the average stay in short term transitional accommodation is approx. 6 weeks, for medium term transitional accommodation is approx. 30 weeks, but this duration may increase as demand grows, or as rents in the private rented sector increase. Occupants will be given a licence to occupy the property rather than a tenancy agreement due to the short-term nature of the accommodation.</p>
<p>Will tenants have support needs?</p>	<p>Each prospective tenant would be subject to a robust risk/needs assessment. Floating support will be provided if it is identified that an individual has a support need.</p>

Will tenants be asked to leave during the day?	No, the scheme is not a Night Shelter. Residents will be carrying out their normal daily routines- working, or school runs etc.
Will tenants be able to drink alcohol on site?	Alcohol will not be permitted on site.
What will be the management arrangements?	The scheme will be managed by Central Bedfordshire Council and will incorporate office space. It is envisaged that staff from the Housing team will have a regular presence during office hours. There will be a call out operation, with out of hours for emergencies only.
Will you install CCTV to ensure there is no neighbour nuisance?	All internal communal and the sites external areas (up to the boundary) will be covered by CCTV as will the front entrance gate. Relevant warning signs will be clearly displayed to discourage and monitor any anti-social behaviour and give the local residents piece of mind. Access to and from the building will be strictly controlled using an electronic door entry system.
When will development works start?	The development works will not start until the Planning process is complete and a decision has been granted.
What is the parking provision for residents and visitors	There is ample parking within the site for residents and visitors, although our experience within Transitional Accommodation shows car ownership at a lower level, this site was chosen for the good transport links along with access to local facilities. If parking becomes a problem, this would be managed across the whole of Central Bedfordshire provision.
What about the electric car charging point?	This will remain connected for use. It is maintained and operated by an external company.
What will happen to the conference centre?	We do not have any planned use for the conference centre at this stage.
Grounds maintenance	
How will the grounds be maintained?	A garden maintenance contractor will carry-out regular maintenance at the site. We will also be planting further greenery along the boundary to the A1 to enhance the green use of the site and protect residents from potential noise pollution.
Local facilities	
Having more residents will add more pressure on the local GP Surgery.	The residents are likely to remain registered with their current G.P. as the majority of them will be from the Sandy/ Biggleswade area.
Staffing / parking	
How many staff will be located at the site?	It is likely that we will have a scheme managers who will be based at times on the site. In the main, they work in the local community across the North of the area though. Other CBC staff may visit during the course of a day. This visible presence is, we believe, likely to be welcomed. However, those staff are not directly working with these residents other than consideration of their Homelessness Application to the Council.

<p>As there will not be 24 hours staff on site, we feel there will be an issue with security.</p>	<p>CBC staff will not be on site 24/7. That said, there are Housing staff on call, if required.</p> <p>The council will provide 24-hours CCTV to the entrance and parking areas to discourage anti-social behaviour if planning permission is granted.</p>
<p>What happens next?</p>	
<p>Planning submission</p>	<p>The indicative timetable is as follows:</p> <p>It is expected that the Change of Use application will be submitted in November 2019.</p>
<p>Is this a done deal as the Council already owns the property?</p>	<p>No. The Council must follow the same guidance as anyone else.</p>

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