

APPENDICES

CENTRAL DUDLEY AREA COMMITTEE

DATE: 7TH JULY 2004

REQUEST FOR A RESTRICTIVE COVENANT TO BE LIFTED

LOCATION: 23-26 QUEENS CROSS, DUDLEY
(As shown on the plan attached)

BACKGROUND

A report regarding this application for the release of the restrictive covenant was presented to the Central Dudley Area Committee on the 27th October 2003. It was requested that the local residents be consulted and the results presented to the Area Committee.

The request presented to the Area Committee on 27th October 2003 was that the restrictive covenant covering the above land be removed. Dudley MBC sold the land in September 2000 with the Restrictive Covenant which stipulated that the land should only be used for the provision and erection of domestic dwellings for private residential occupation and for no other purpose whatsoever.

The site has subsequently been acquired by Accord Housing Association who have successfully applied for Planning Permission to erect 12 flats.

There have been discussions between the Directorate of Housing and Accord Housing Association concerning the use of this scheme for supported housing for homeless people. This supported housing scheme would provide four two bedroom flats for homeless families in priority need and eight one bedroom flats for young people, aged between 18 and 29, who may have a range of complex support needs. The housing provision, which would be include for some communal facilities, would be complemented by on-site support workers who would assist residents to move on to more permanent housing arrangements. Such a supported housing scheme would be in breach of the restrictive covenant referred to above.

COMMENTS

All the relevant Council departments have been consulted and no objections have been received.

The Directorate of Housing has stated that there is a strong case for providing temporary housing and support services to homeless groups. There is a shortage of suitable accommodation for homeless families and the Council has definite responsibilities to support young homeless people, especially those leaving care, and to help them become independent. The Social Services Directorate also support the proposals and would work with the Housing Directorate in identifying potential clients and assessing the individual support services required.

Twenty one replies have been received from local residents. Whilst one said they were in favour of the covenant being lifted, the remaining twenty objected. The main objections were that the presence of a supported housing scheme in the area, particularly one providing services for homeless and potentially vulnerable people, would exacerbate a number of anti social behaviour problems currently experienced in the area.

PROPOSAL

That the Area Committee advises the Lead Member for Personnel, Law & Property on whether or not the restrictive covenant should be released to enable the site to be developed for a supported housing scheme.

BACKGROUND PAPERS

1. Letters from the applicant.
2. E-mails and memos from the Council Directorates.

Contact Officer:

Alan Nugent, Property Manager, Ext.5351