

# Elm House

Temporary Accommodation Project  
Breckland District Council



# Project Aims

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- Create a new temporary accommodation scheme to support homeless households
- Response to the new Homelessness Reduction Act
- Improve the quality of the Councils temporary accommodation offer
- Reduce costs and reliance on bed & breakfast facilities
- Provide wrap around support for residents in partnership with public sector organisations
- Bring empty public-owned asset back into use

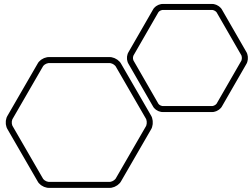






# Why?

- Increasing numbers needing to be accommodated.
- B&B and nightly paid accommodation becoming more difficult to source.
- Lack of control over availability.
- Expense of using accommodation not owned by the council.
  
- **Things to take into account:**
  - Location of units in a large, rural area
  - Size of units / number of bedrooms
  - Self contained need
  - Management and support
  - Rent that can be charged and recovered



# Starting the Project

- Consider options available on the market
- Potential to convert to temporary accommodation
- Location
- Condition of property
- Scope and requirements
- Project approach
- Governance
- Business Case
- Critical friend- Cross Keys Homes





# The Property

- 1960s school building
- Located in Thetford, Norfolk
- Owned by County Council
- Vacant for 10 years
- Located in built up residential area
- Came with additional land- potential for future development
- Required planning permission- change of use to residential
- Had potential to create 14 en-suite bedsits and 3 self-contained flats





# Project Stages

- Survey property
- Purchase asset
- Design the scheme
- Planning permission
- Appoint contract administrator
- Create design package
- Appoint contractor
- Begin works
- Appoint third-party management provider
- Complete works
- Move residents in
- Formal closure





# The Challenges

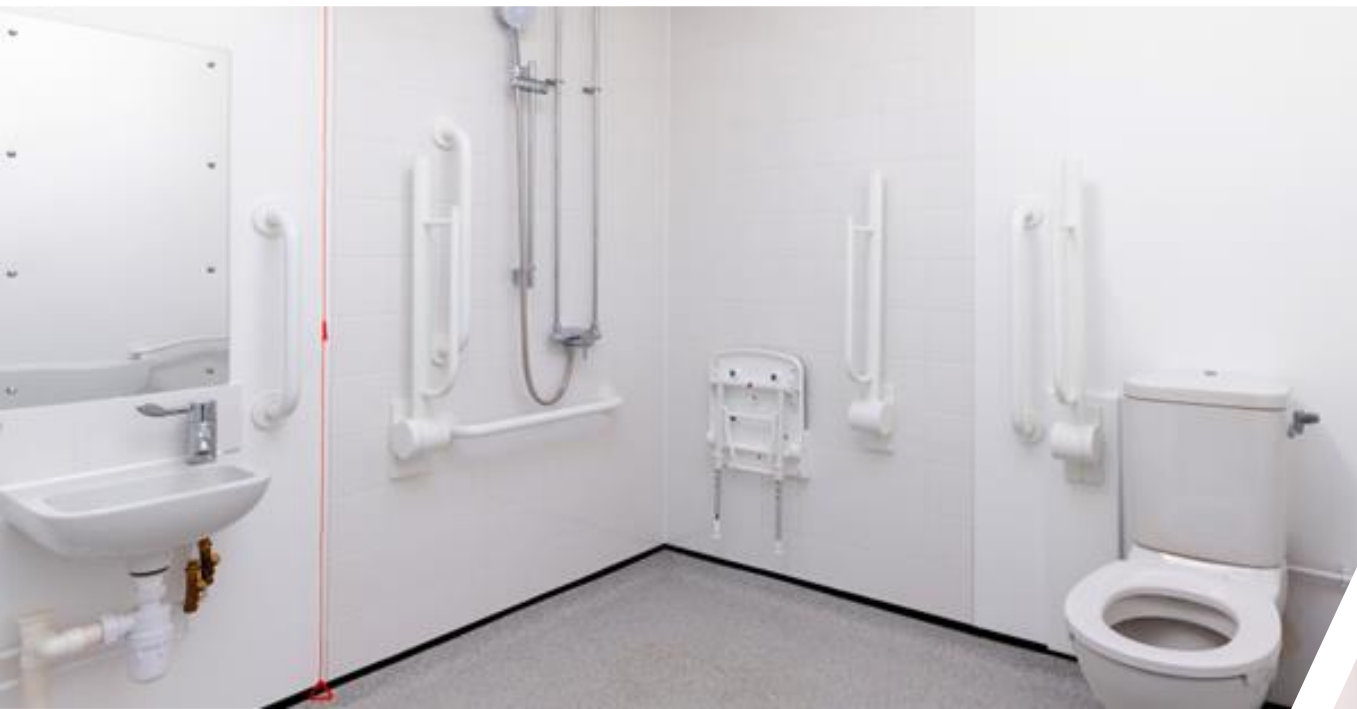
- Age and condition of the building
- Resistance from local residents
- Impact of Covid
- Scope of the work required
- Skilled labour
- Delivering on time
- Delivering on budget















# Sustainability

## 2022 AWARDS



**CONSTRUCTING  
EXCELLENCE  
NORFOLK**



- Received Sustainability Award at Norfolk Constructing Excellence 2022
- Improved EPC from F to B rating
- New energy efficient heating system
- Solar panel installation
- Energy efficient fixtures and fittings
- Sustainability featured within tender scoring criteria
- 0% of waste from site clearance sent to landfill.
- All materials recycled and reused



# Next Stages

- Assess the impact of Elm House
- Further develop site to support with other Housing needs
- Creation of 5 new dwellings for rough sleepers
- Part funded by Homes England and Local Housing Association
- On-site support provision
- Replicate Elm House model- create new facility

