

Committee: Housing Board

Agenda Item

Date: 22 July 2014

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Title: Sheltered Housing Asset Management Review - Hatherley Court, Saffron Walden

Portfolio Holder: Doug Malins – Housing Development Manager

Key decision: **Yes**

Summary

1. This report provides the Housing Board with a detailed development appraisal for the sheltered scheme at Hatherley Court, Saffron Walden.

The Sheltered Housing Asset Management Review identified this scheme as being poor performing in terms of physical attributes relating to the individual flats. This review recommended Hatherley Court to be given the highest priority for investment to modify and remodel the existing accommodation.

2. That the Housing Board:
 - a. Recommends to Cabinet that the proposals to remodel Hatherley Court are progressed to the planning application stage. It is estimated that fees of **£78,900** will need to be expended in order to secure this permission, and this amount has been allocated in the HRA Business Plan.

Financial Implications

3. Financial provision for the development of new Council owned homes is included within the Housing Revenue Account.
4. The Indicative cost has been calculated, but will be subject to value management as proposals are developed in greater detail. These indicative costs will therefore be updated as the proposals are developed towards the submission of a planning application. The final cost will be known following the tender process for the selection of a building contractor.

Background Papers

5. The following papers were referred to by the author in the preparation of this report and are available for inspection from the author of the report.

Sheltered Housing Asset Management Housing Board Report – 4th Nov 2013
Oxbury and Company Cost Estimate - 8th July 2014

6.

Communication/Consultation	Existing tenants, local residents, Town Council and external agencies
Community Safety	N/A
Equalities	N/A
Health and Safety	Works will be carried out with tenants still in occupation. Detailed method statements will be required to ensure Health and Safety requirements are met.
Human Rights/Legal Implications	Tenants will be given assistance with disturbance.
Sustainability	The redevelopment will provide an opportunity to improve the thermal efficiency of the existing building.
Ward-specific impacts	Saffron Walden
Workforce/Workplace	Housing Development

Situation

7. The scheme consists of 26 units, all of which are 1 bedroom in size. There are 5 different flat types throughout the building, with 18 of them providing very poorly sized bedroom facilities. All of the flats have very small, poorly designed kitchen areas.
8. The scheme also has other poor physical attributes that add to its unsuitability for modern life. The common room is located on the second floor, with very poor natural light; there is no reception area or easily identifiable entrance to the scheme; there is no purpose built scooters store/charging point.
9. However, the scheme is in an excellent location close to the centre of Saffron Walden, and with level access into town. The scheme is also located within the Conservation Area with views across the Common. The fabric of the building, built in 1991, is of sound construction.
10. At an early stage in the review, tenants of the scheme were informed that the Local Authority was considering options for Hatherley Court. Officers have attended their weekly coffee mornings to speak to the tenants to find out what they like and dislike about the current scheme.

11. Following on from these discussions, Ingleton Wood Architects have been appointed to develop concept drawings for the scheme. These were presented to tenants on the 25th June, where there was an opportunity for them to ask questions. All tenants received a hardcopy of the proposals, along with a feedback form. The presentation boards were also left on display at the scheme for a further two weeks. Officers have also attended subsequent coffee mornings to answer any further questions and to visit tenants in their homes on a 1-2-1 basis, where requested.
12. Despite the fact that the proposals would cause disruption to the tenant's lives, with tenants needing to move from their flats for a period of time, feedback has been unanimously positive. All of the tenants would like to see the work carried out as they appreciate the difference it will make to the building and their individual flats.
13. Tenants have been informed that the proposals will now be considered by Members at Housing Board and Cabinet. Following on from these meetings, officers will return to inform tenants of the Members decision and provide some detail as to the next stage, including indicative timescales.
14. The initial architect's concept drawings have been refined, and a preliminary cost estimate prepared. This is very much an estimate at this stage, and will become more refined as the proposals are developed in detail, which will include an element of value management. At this stage, the budget costs also include an allowance for contingency, which will also be firmed up as the project progresses.
15. The plans for the remodelling of Hatherley Court are attached to this report. This proposal includes the following:-
 - i. Forming a new entrance lobby with canopy.
 - ii. Entrance lobby to be located in current refuse area.
 - iii. New external refuse area to be provided
 - iv. Removal of 1 ground floor flat to provide new communal lounge with conservatory and outside seating
 - v. New extension to provide 2 new flats, to provide a net gain of 1 flat in the scheme.
 - vi. All flats to be internally remodelled and extended to provide a larger living space, each with Juliette balconies.
 - vii. All flats to be fully refurbished including fitted kitchens and wet rooms.
 - viii. 2nd floor common room to have Juliette balconies and sun pipes to increase natural light.
 - ix. Scooters store and charging point to be provided.
 - x. All communal areas to be decorated throughout, including Warden's office and guest room.

16. The estimated build cost for this remodelled scheme is **£1,699,223**. This allows for build costs plus all design fees, all fit out costs, a many phased development and a contingency to take account of identified risk elements. As the scheme is progressed, the risk elements will either be firmed up or eliminated. Furthermore, the detailed design process will include value management processes to ensure that the Council achieves value for money.

17. This estimated build cost has been included and budgeted for, in the HRA Business Plan

Risk Analysis

18.

Risk	Likelihood	Impact	Mitigating actions
Not achieving planning permission	1 Planners supportive	4 Development not possible	Pre-planning discussions with planners
Tenants not supportive	1 Tenants fully engaged	3 Tenants not satisfied	Continuous engagement.
Asbestos present	2. Survey to be undertaken	3 Scheme costs increase	Any asbestos to be removed appropriately

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.