

**Committee: Housing Board**

**Agenda Item**

**Date: 13 November 2014**

**4.4**

**Title: Hatherley Court, Saffron Walden – progress update**

**Portfolio Holder: Doug Malins – Housing Development Manager**

**Key decision: No**

## **Summary**

1. This report provides the Housing Board with an update on the development proposals 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.

## **Recommendations**

2. That the Housing Board:
  - a. Notes the contents of this report.

## **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 and negotiation as proposals are developed in greater detail. 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 – 4<sup>th</sup> Nov 2013  
Oxbury and Company Cost Estimate - 16<sup>th</sup> October 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	N/A
Sustainability	The redevelopment will provide an opportunity to improve the thermal efficiency of the existing building.
Ward-specific impacts	Saffron Walden
Workforce/Workplace	Housing and Environmental Health

## 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. Housing staff attended their weekly coffee mornings to speak to the tenants to find out what they like and dislike about the current Hatherley Court.
11. Following on from these discussions, Ingleton Wood Architects were appointed to develop concept drawings for the scheme. These were presented to tenants on the 25<sup>th</sup> 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. Housing staff 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. In August, a large proportion of the tenants were taken to visit Beaumont House in Coggeshall. This is a sheltered housing scheme in the ownership of Greenfields Community Housing. This has recently had considerable improvement works carried out in order to solve issues similar to those found at Hatherley Court. The tenants had the opportunity to look around the remodelled flats and communal

areas, and were really impressed with what they saw. Therefore, despite the fact that the proposals will 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. The initial architect's concept drawings have now been refined, and a planning application submitted. Prior to making the planning submission, a community consultation event was held for the surrounding community to view the proposals. Only one household attended, and were supportive of the proposals. The Planning Application is due to be heard by Planning Committee on the 12<sup>th</sup> November 2014.
14. 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. 2<sup>nd</sup> 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.
15. The estimated construction cost for this remodelled scheme is **£1,642,000**. This allows for a many phased construction programme, the details of which will be agreed with the preferred building contractor once the procurement process is complete. This cost also includes all fit out costs, and a contingency to take account of identified risk elements. As the detailed design of the scheme is progressed, the risk elements will either be firmed up or eliminated. On top of this figure are the various survey, consultant and design fees which are estimated at **£180,000**. Therefore, the total scheme cost will be in the region of **£1,822,000**.
16. This estimated build cost has been included and budgeted for, in the HRA Business Plan

## Risk Analysis

17.

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.