



# Uttlesford District Council

Chief Executive: Dawn French

## Housing Board

**Date:** Thursday, 21st November, 2019

**Time:** 11.00 am

**Venue:** Council Chamber - Council Offices, London Road, Saffron Walden,  
CB11 4ER

**Members:** All Members of the Council

### Public Speaking

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## **AGENDA PART 1**

### **Open to Public and Press**

**6 Development Update**

3 - 4

Verbal Update

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The agenda is split into two parts. Most of the business is dealt with in Part I which is open to the public. Part II includes items which may be discussed in the absence of the press or public, as they deal with information which is personal or sensitive for some other reason. You will be asked to leave the meeting before Part II items are discussed.

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### **General Enquiries**

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**Committee:** Housing Board **Date:**  
**Title:** Sheltered Asset Review Thursday 21  
November 2020

**Portfolio Holder:** Cllr Petrina Lees, Portfolio Holder for Housing

**Report Author:** Roz Millership – Assistant Director Housing **Key decision:**  
Health and Communities No  
01799 510516

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## Summary

1. This report provides an update on the councils sheltered housing refurbishment/redevelopment programme and recommends a further asset review of the councils remaining schemes with bedsit accommodation.

## Recommendations

2. That Housing Board agrees to an asset review of the two remaining sheltered schemes that comprise of bedsit accommodation.

## Financial Implications

3. Financial provision for the re-development of sheltered schemes is included in the HRA Business Plan

## Background Papers

4. 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:

- a. None

- 5.

Communication/Consultation	Existing tenants, local residents, Town Councils and external agencies
Community Safety	Appropriate precautions would be taken during works
Equalities	Equality and diversity is a key issue for the Council with regards to older persons housing provision

Health and Safety	N/A
Human Rights/Legal Implications	Legal team have been consulted
Sustainability	An opportunity to deliver thermally efficient homes, and communal facilities for older people
Ward-specific impacts	Saffron Walden, Great Dunmow
Workforce/Workplace	There are sufficient resources in the housing team to manage the project

## Situation

6. Following the successful re-development of Holloway Crescent, Mead Court and Reynolds Court the council have just two remaining schemes that do not meet current modern sheltered housing standards as they have a high proportion of bedsits.
7. These two remaining schemes do not meet current modern sheltered housing standards, in particular due to poor presentation of common parts and the need for substantial refurbishment. These factors have an impact on marketability and demand and therefore the time that it takes to let a vacant flat which leads to a loss of rental income.
8. Officers will need to undertake an asset review of these two remaining schemes to see if they have potential for other forms of housing/internal refurbishment.
9. The review will also include whether the council can deliver the re-development /refurbishment of these schemes through the money set aside for potential projects.
10. The asset review will be based on the following principles:
  - Understanding the needs and aspirations of existing tenants
  - Providing good quality homes fit for the future that financially contribute to the HRA
  - Understanding and improving the demand for sheltered housing
  - Considering alternative uses including de-commissioning, or reduction in the number of bedsits in the schemes that do not meet current modern sheltered housing standards
11. If members agree to officers' carrying out an asset review a report with the findings will be brought to the housing board with recommendations in February 2020.