

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 Health and Communities
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Key decision:
No

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.

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|----------------------------|---|
| 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 |

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|---------------------------------|---|
| 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.