

For publication

Sheltered Housing Investment Update

Meeting: Cabinet

Date: 17 December 2019

Cabinet portfolio: Housing

Report by: Assistant Director - Housing

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1.0 **Purpose of report**

- 1.1 To seek approval for internal and external refurbishment of Leander Court as part of the approved works at Mallard Court and Pullman Close projects at Staveley.
- 1.2 To seek approval to temporarily close and refurbish Aston Court as part of the planned community projects in Staveley.

2.0 **Recommendations**

- 2.1 To approve the completion of a refurbishment project at Leander Court in conjunction with the previously approved works at Mallard Court and Pullman Close project for an estimated cost of £3.9 million.

2.2 To approve the temporary closure and refurbishment Aston Court for an estimated cost of £3.2 million.

2.3 Approval to cease letting at Mallard and Leander Courts to enable a suitable decant strategy to be undertaken using accommodation at Aston Court.

3.0 **Background**

3.1 The proposed project comprises of the refurbishments of Aston, Leander and Mallard Courts and external works at Pullman Close. See Appendices B, C, D and E for plans. This will deliver a holistic housing solution for Staveley that meets the demand levels for older and general needs people.

3.2 Chesterfield Borough Council currently own and manage seven Sheltered Housing Schemes. Parkside was a new build that was completed in 2016 with three other refurbished schemes at Brocklehurst, Glebe and Catherine Courts. A fifth scheme is currently being undertaken at Markham Court with an expected completion date of March 2020. Approval has already been granted for a sixth scheme to refurbish Mallard Court on completion of the Markham Court project. Aston Court is the only remaining scheme to be addressed.

3.3 Leander Court is currently general needs provision. It is proposed it will be incorporated in to the Mallard Court project to provide an expanded sheltered housing complex. This will enable Aston Court on refurbishment to be offered as a general needs provision. During this work it has been programmed to include external works to the blocks at Pullman Close to standardise the aesthetic landscape of this area.

3.4 The sheltered schemes comprise of one/two bedroomed flats or bedsit properties with communal facilities and are initially aimed at people who could live independently but have greater needs for support.

- 3.5 The properties have traditionally been let to people over the age of 60, though in some instances people under the age of 60 with a health, medical or disability issue have been let a property.
- 3.6 Demand for flats and bedsits at these schemes has generally been low, although some schemes are more popular than others due to factors such as design, local facilities or location. Due to the age of the properties major refurbishment work is required to ensure all schemes meet the standards of decency and Homes Fit for Human Habitation, provide modern and attractive accommodation and meet the standards outlined in the Disability Discrimination Act 2005 (DDA).
- 3.7 The lack of demand for some of the sheltered housing schemes due to the outdated condition of the stock is contributing to increased void periods, rising management costs and a resultant loss in income, all of which contribute to the long-term viability of the HRA Business Plan.
- 3.8 From a total population of 104,600 in the borough of Chesterfield the numbers of people aged 65 and over is 21,500 (21%). This will increase by 8,860 (41.2%) so that in 2041 30, 360 people will be aged 65 and over.
- 3.9 The Council needs to maintain a supply of affordable modern and attractive accommodation for older people in order to respond to these future housing needs and consider the Council's need to invest in the development of health and wellbeing communities to meet the needs of its residents.
- 3.10 Data drawn from the Council's housing register has identified a total of 948 applications where the applicant has listed the specific area in which the units are located and where the applicant's housing need is assessed as an entitlement to 1 or 2 bedroom flats.

3.11 This clearly identifies a need within the area for this accommodation and provides confidence that the flats would be let within a short timescale after completion. This would be supported by the development of a specific communications and advertisement plan closer to the time of completion.

3.12 There are 3 Schemes within the proposed project:

Scheme	Existing Units	Proposed Units	Issues	Solutions
Mallard Court	24	24	Compliance with DDA and part M. Poor thermal quality. Windows and roofs require replacing. External surfaces in poor condition. External areas pose tripping hazards.	Requires refurbishment to ensure levels of decency are maintained
Leander Court	16	16	Compliance with DDA and part M. Poor thermal quality. Windows and roofs require replacing. External surfaces in poor condition. External areas pose tripping hazards.	Requires refurbishment to ensure levels of decency are maintained and sheltered housing standards are incorporated in to the scheme.

Aston Court	29	28 existing with 4 new build, totalling 32 units	Compliance with DDA and part M. Poor thermal quality. Windows and roofs require replacing. External surfaces in poor condition. External areas pose tripping hazards.	Requires refurbishment to ensure levels of decency are maintained. The project will include the demolition of the community room area and warden's flat to create the space and opportunity to build 4 new units.
Pullman Close (7 blocks)	45	45	Compliance with DDA and part M. External areas in poor condition pose tripping hazards, security, ASB and fly tipping issues.	External works to blocks, drying areas, bin stores and footpaths.

3.13 There are various construction related reasons that these schemes require the refurbishment works including poor thermal quality, external brickwork in poor condition, all windows and roofs require replacing, access to the building is not fully compliant with DDA and the surrounding external areas and footpaths are not Building Regulation - Document M compliant and pose potential tripping hazards.

3.14 A refurbished Mallard and Leander joint sheltered scheme should provide enough one bedroomed flats for all the existing Mallard and Aston tenants whilst any work is being undertaken at Aston Court.

- 3.15 A joint scheme will support a locally based approach to unifying the housing accommodation in Staveley for both older people and general needs.
- 3.16 It is proposed that Aston Court will offer general needs housing accommodation for independent living.
- 3.17 The proposed timetable for these works are as follows:

Scheme	Start	Duration
Mallard Court	April 2020	1 Year
Leander Court	April 2020	1 Year
Aston Court	April 2021	1 Year

4.0 Financial Considerations

- 4.1 The cost to refurbish Mallard and Leander Courts, plus Pullman Close is estimated at £3.9 million. The estimated cost to refurbish Aston Court, and provide the 3 new build, is £3.2 million.
- 4.2 Investment proposed for these schemes is to be included in the new Housing Capital Programme for 2020/21 to 2024/25 that will be presented to Cabinet in February 2020.
- 4.3 Rental projection comparison for Aston Court:

Options	Projected Annual Income £
Aston Court - existing	77,345.84
Aston Court Refurbishment & New Build	115,410.88
Difference in Rental Income	38,065.04

- 4.4 Costs to manage the decant of existing residents into alternative accommodation will be contained within the provisional estimated budgets for this project.

5.0 Risk Management

5.1 The main risks associated with the proposals are shown in the table below:

Description of the Risk	Impact	Likelihood	Mitigating Action	Impact	Likelihood
Failure to maintain Decent Homes Standard targets/invest in stock in a timely manner	Medium	Medium	The project has been set based on the most recent 2017 stock condition survey which was derived in order to ensure that the Decent Homes Standard is met.	Low	Low
Declining Stock Condition	Medium	Medium	A new stock condition survey will continue to be carried out on a 3 yearly basis to inform the HRA Business Plan and to ensure future investment needs are met. This will include a further detailed survey of the non-traditional housing stock in 2020.	Low	Low

Health impacts on occupants	High	High	Ensure Capital Investment continues in the non-traditional housing stock, which exhibit the most issues linked with poor health e.g. cold and damp conditions.	Low	Low
Worsening Tenant satisfaction	Medium	Medium	Ensure that tenants and members are involved in projects so they can see when homes in their community will benefit from improvement work.	Low	Low

6.0 Equalities Impact Assessment (EIA)

6.1 An Equalities Impact Assessment has been produced and is attached at Appendix B.

7.0 Recommendations

7.1 To approve the completion of a refurbishment project at Leander Court in conjunction with the previously approved works at Mallard Court and Pullman Close Staveley project for an estimated cost of £3.9 million.

7.2 To approve the temporary closure and refurbishment of Aston Court at Staveley for an estimated cost of £3.2 million.

7.3 Approval to cease letting at Mallard and Leander Courts to enable a suitable decant strategy to be undertaken.

8.0 Reasons for recommendations

8.1 To meet the Councils priority 'to improve the quality of life for local people' and objective 5 'to increase the supply and quality of housing in Chesterfield Borough to meet current and future needs.

Decision information

Key decision number	907
Wards affected	Lowgates & Woodthorpe

Document information

Report author	Contact number/email
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Appendices to the report	
Appendix A	Equality impact assessment
Appendices B-D	Plans for Aston Court
Appendix E	Location Plan