

SUBJECT:	STOCK OPTION APPRAISALS FOR THE SHELTERED ACCOMODATION.
REPORT BY:	JOHN BIBBY, DIRECTOR OF HOUSING AND COMMUNITY SERVICES
LEAD OFFICER:	KEVIN BOWRING, INVESTMENT MANAGER

1. Purpose of Report

- 1.1 To request Executive to approve the proposals outlined in the report to modernise the Council's three sheltered schemes, St Botolphs Court, De Wint Court and Derek Miller Court entailing bringing forward £677,848 of previously approved resources within the 30 Year HRA Business Plan into 2013/14 in order to fund the works..

2. Executive Summary

- 2.1 At present we have maximum occupation within the schemes and a current demand for this type of sheltered accommodation and in previous years there was a low take up of vacant properties, but following recent socio-economic changes with the new welfare reform taking effect with regards to the bedroom tax there could be a potential increase in demand for these smaller properties.

There are several issues contained within each of the sheltered sites and these relate to heating and electrical issues, which with a simple remedy would provide substantial energy savings. St Botolphs issues also relate to water hygiene.

If major structural modernisation was to be delivered at the complexes it would require the closure of schemes and re housing of all the existing tenants. However the recommended options will allow the schemes to remain functional whilst the improvement works are carried out and some tenants will potentially need to be re located within the complex during works to individual properties. The recommended modification works are shown in more detail in the three specific reports, see appendices A,B and C.

3. Background

- 3.1 Derek Miller Court was built in 1985 and consists of a block of fifty eight traditionally built flats and two wardens houses as part of warden controlled sheltered accommodation, located on Newland Street West, in the west end of the City. The block is close to all amenities and services.
- 3.2 St Botolph's Court built in 1974 consists of a block of fifty two traditionally built flatlets as part of a warden controlled sheltered scheme located at the lower part of the High Street of the City. Some of the flats are at second floor level, and a passenger lift serves all three floors.

3.3 De Wint Court, built in 1969, consists of a block of thirty seven traditionally built bedsits and flats as part of a warden controlled sheltered scheme, located on the Boultham Moor estate south of the City. Several extensions to the original block construction have been added since 1969.

4. Main Body of Report

4.1 St Botolphs Court.

Contained within Appendix A is a detailed breakdown of stock options for the accommodation and having viewed all of the information contained within the aforementioned separate report, of which a copy is available, it would appear that the most cost effective and socially viable option would be to modernise the sheltered accommodation, allowing for the additional bathroom space which would provide a private shower facility to each individual tenant, along with a larger kitchen space, this would be achieved by enclosing the balcony area and incorporating it into additional kitchen space. The toilet area could then be enlarged, with sufficient room to install a shower cubicle to compliment the existing wash hand basin and WC suite. This has an estimated cost of £8,000 per flatlet.

The communal bathrooms and showers would be retained and adapted for use by anyone with a disability, i.e. level access showers, specialised baths and WC's, this would provide one bathroom per floor with a hoist facility. It should also be considered that upgrading the heating to comply with decent homes standard would cost approximately £500 per flatlet, and £7,500 for the communal areas, bathrooms and WC's.

4.2 Derek Miller Court.

Contained within Appendix B is a detailed breakdown of stock options for the accommodation and having viewed all of the information, contained within the aforementioned separate report, of which a copy is available, it would appear that the most cost effective and socially viable option would be to leave this property as it currently stands. Carrying out our planned programmes of work as modernisation would not be cost effective within the set parameters. This would also cause the least disturbance to all residents.

4.3 De Wint Court

Contained within Appendix C is a detailed breakdown of stock options for the accommodation and having viewed all of the information, it would appear that the most cost effective and socially viable option would be to modernise the sheltered accommodation, allowing for the additional bathroom space which would provide a private shower facility to each individual tenant, along with a larger kitchen space.

Within the individual accommodation it would be prudent to block up the existing w/c door and create an access from the bedroom which would allow us to provide a shower facility within the old door position, this could only be facilitated within the one bedroom flats.

The estimated price for the modernisation work would be £2,000, per flat

Alternatively it would be possible to brick up in between the bay windows, re-site the kitchen and enlarge the toilet area to provide an integral shower.

The estimated price for this modernisation work would be £8,000 per flat

5. Strategic Priorities

5.1 Improve performance of the councils housing landlord function.

The proposed improvements would enhance these properties contained within the property portfolio.

Currently the portfolio has 3135, 1 bedroom flats, which include all tower blocks and with the new welfare reform taking effect with regards to the bedroom tax there could be a potential increase in demand for these smaller properties.

6. Organisational Impacts

6.1 Finance

St Botolphs Court

	£
Modernisation Works	416,000
Heating upgrade flats	26,000
Heating upgrade communal areas	7,500
Scheme budget for St Botolphs	449,500
Resources in the 30 Year HRA Business Plan	626,912
Reduction in resources required	(177,412)
Resources in 2013/14 Programme	67,652
Resources required to be brought forward from future years	381,848

Derek Miller Court

There are no financial implications for this programme of works due to the socially viable option being to leave the property as it currently stands.

De Wint Court – Option A

	£
Modernisation Works	74,000
Scheme budget for De Wint Court	74,000
Resources in the 30 Year HRA Business Plan	64,750
Additional resources required	9,250
Resources in 2013/14 Programme	0
Resources required to be brought forward from future years	74,000

De Wint Court – Option B

	£
Modernisation Works	296,000
Scheme budget for De Wint Court	296,000
Resources in the 30 Year HRA Business Plan	190,772
Additional resources required	105,228
Resources in 2013/14 Programme	0
Resources required to be brought forward from future years	296,000

The additional resources required for De Wint Court can be contained from the reduction in resources required for St Botolphs Court.

The available resources on the Housing Investment Programme at the end of the Medium Term Financial Strategy for 2013/14 to 2017/18 are £2,682,643.

The resources required to be brought forward from future years can be contained within both the Medium Term Financial Strategy and the 30 Year HRA Business Plan.

6.2 Legal Implications including Procurement Rules

None

6.3 Land, property and accommodation

None

Buildings are contained within the Housing portfolio

6.4 Human Resources

None

6.5 Equality, Diversity & Human Rights (including the outcome of the EA attached, if required)

None

7. Risk Implications

7.1 Options considered and building regulations will be required.

8. Recommendation

8.1 **(1) That Executive approve the proposals to modernise the buildings as follows:-**

(a) De Wint Court

Modernise the sheltered accommodation, allowing for the additional bathroom space which would provide a private shower facility to each individual tenant, along with a larger kitchen space (option B)., as outlined in Appendix C and paragraph 6.1 above.

(b) St Botolphs Court

Modernise the sheltered accommodation, allowing for the additional bathroom space which would provide a private shower facility to each individual tenant, along with a larger kitchen space, as outlined in Appendix A and paragraph 6.1 above.

(2) That Executive agree to the proposal that the foot print of Derek Miller Court remain the same, whilst continuing to deliver improvements works when required to ensure the property meets the Decent Homes Standard, as outlined in Appendix B.

(3) That Executive approve to bring forward £677,848 of previously approved resources within the 30 Year HRA Business Plan into 2013/14 in order to fund the modernisation works.

Key Decision	No
Do the Exempt Information Categories Apply?	No
Call in and Urgency: Is the decision one to which Rule 15 of the Scrutiny Procedure Rules apply?	No
How many appendices does the report contain?	3
List of Background Papers:	N/A
Lead Officer:	Telephone 873436