

Tanners Piece, Nailsworth

1 Introduction

- 1.1 At the meeting on the 20th June 2016 members approved the redevelopment of the Council's properties at Tanner's Piece, Nailsworth to provide flats for older people as part of the Sheltered Modernisation Project.
- 1.2 This Information Sheet outlines the details of the scheme and confirms the rents and service charges.

2 The Scheme

- 2.1 These flats, which are funded through Right to Buy (RTB) receipts and Sheltered Modernisation funding, are due to be completed in early June and comprise eleven 1 and 2 bedroom flats with a mobility scooter store, passenger lift and each flat will have a wet room and be accessible for those with mobility issues.
- 2.2 These flats will address the model for future independent living and start to deliver on the Council's aim of providing a range of accommodation for older people as detailed in the Older Persons Housing Strategy. The scheme will have a site officer who will attend to building and grounds maintenance. Support can be provided as required and would be added on to the service charge.

3 Rents and Service Charges

- 3.1 The Council has previously approved the charging of affordable rents (up to 80% of the market rent) which would be capped at the Local Authority Housing Allowance for the new build programme. This is for projects funded through either HE grant or RTB receipts.
- 3.2 As these flats have been designed specifically for older people there are additional services that will be provided beyond that of general needs homes. However, it would not be appropriate to charge the blanket service charge as applied to our sheltered housing stock as this is a new model that needs to reflect the service being provided. On this basis it is proposed that a service charge relating to the scheme will be added to the rent with the main items to include the depreciation and servicing of the lift, sprinkler system, door entry, fire alarm and external lighting and the service provided by the site officer, window and gutter cleaning.
- 3.3 The table below summarises the rent and estimated service charge costs for the 1 and 2 beds across the scheme.

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05/04/19

Unit	Rent (pw) (£) LHA cap	Est. Service Charge (pw) (£)	Total weekly charge	Weekly market rent	Affordable rent – 80% market rent
1 bed 2 person flat	92.05	14.46	106.51	161.54	129.23
2 bed 3 person flat	126.03	18.81	144.84	184.62	147.70

- 3.4 Affordable rents can not be more than 80% of the market rent, including the service charge figure. The table above therefore also details the market rent for these flats and the 80% figure to demonstrate that the proposed total weekly charge is less than the affordable rent for these properties.
- 3.5 There is a mobility scooter store and tenants will be charged for the electricity used for this separately if they have requested to have a charging point.
- 3.6 The charges within the service charge that relate to depreciation costs are currently eligible for housing benefit but are not eligible for universal credit. Therefore those residents that are below retirement age and are applying for universal credit will currently have to fund those costs directly.
- 3.7 Any tenants that were decanted and are returning to the scheme will be charged target rent plus service charge.
- 3.8 The service charge figures will be finalised as the scheme is completed and prior to advertising the properties on Homeseeker Plus.

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