

STROUD DISTRICT COUNCIL
HOUSING COMMITTEE

**AGENDA
ITEM NO**

10 DECEMBER 2019

8

Report Title	SHELTERED MODERNISATION PROGRAMME UPDATE AND THE REDEVELOPMENT OF CAMBRIDGE HOUSE, DURSLEY.
Purpose of Report	To provide Committee with an update on the overall progress of the modernisation programme, to seek approval for the schemes to be modernised in 2020/21 and to the redevelopment of Cambridge House, Dursley.
Decisions	<p>The Committee RESOLVES to approve:</p> <ol style="list-style-type: none"> 1. The inclusion of Willow Road in Stonehouse and Springfields Court in Cam into the sheltered modernisation programme for 2020/21 with funding already approved in the MTFP. 2. The inclusion of the land at Cambridge House, Dursley into the New Homes and Regeneration programme for the provision of new council homes, subject to funding being approved as part of the budget setting process as set out in the HRA budget paper at this meeting.
Consultation and Feedback	<p>Consultation has taken place with the relevant ward councillors, with the Chair and Vice Chair of Housing and with colleagues in Tenant Services, who are supportive of the recommendation</p> <p>Consultation has been held with the tenants at specific schemes as set out in the report and continues as modernisation work progresses.</p>
Financial Implications and Risk Assessment	<p>The cost of phase 3 of the modernisation programme is already included in the Medium Term Financial Plan (MTFP), and so the cost of the works included in this report are within existing resources.</p> <p>It is proposed within the budget setting report that indicative funding is allocated to complete the works to the green and amber schemes, allowing the modernisation programme to extend beyond the existing phases.</p> <p>The proposed budget setting position also includes the allocation of resources to add the Cambridge House site to the new build programme, resulting in an increase in dwelling numbers in the HRA.</p> <p>Therefore, subject to the budget setting position being approved, the proposals within this report are fully funded.</p> <p>Lucy Clothier, Interim Accountancy Manager Tel: 01453 754343 Email: lucy.clothier@stroud.gov.uk</p>

Legal Implications	There are no legal implications arising from the recommendations in this report Patrick Arran, Interim Head of Legal Services & Monitoring Officer Tel: 01453 754369 Email: patrick.arran@stroud.gov.uk
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Options	To not proceed with further modernisation works to the sheltered schemes or to select different schemes for modernisation. To dispose of Cambridge House on the open market.
Performance Management Follow Up	Progress with the Sheltered Modernisation Programme will be contained within the regular updates to Housing Committee. The redevelopment of the Cambridge House site will be contained with updates on the New Homes and Regeneration programme.
Background Papers / Appendices	<ul style="list-style-type: none"> • Ark Report – Page 9 on Agenda Document Pack • Older People's Housing Strategy • Housing Committee June 2016 – Page 37 on Agenda Document Pack • Appendix 1 – Cambridge House – Site location plan

1.0 Programme Update

1.1 **Phase 1** of the programme is now complete and covered the following areas:

- The conversion of four Ex-Scheme Managers properties into eight new dwellings.
- The moving of tenants from the main building at **Cambridge House**, identified as a red scheme in the Ark report, and the closure of the scheme.
- The creation of an alternative laundry for the remaining residents at **Dryleaze Court**.
- The modernisation works on the communal areas of **Sherborne House** to create the Council's first 'Hub' scheme.
- The development of the Council's first independent living scheme at **Tanners Piece** in Nailsworth, completed on schedule in June 2019.

1.2 **Phase 2** of the programme is proceeding on programme.

1.2.1 Work was completed on schedule for the modernisation works in the communal areas of **Concord** in Nailsworth to create a further 'Hub' scheme. These works include a redesigned communal lounge and kitchen, an improved entrance with automatic door and seating area, installation of a lift and the creation of a Health & Wellbeing Room. A store has been created for the storage and charging of scooters, the central communal patio (which was unusable) has been refurbished, a fob access for external entrances has been provided, the communal areas have been redecorated throughout and the furniture has been replaced with modern comfortable chairs and new tables. Work was completed in mid-October, in time for the resident's 50th anniversary party.

- 1.2.2 Following consultation with residents, ward councillors and other stakeholders, the scope of work for the modernisation works at **George Pearce House** in Minchinhampton has been decided. This again will be another 'Hub' scheme. The consultation included a resident visit to see the recently completed work at Concord and two meetings with the residents and our interior designer to discuss colour options etc. Work is due to start in early January, to be completed by the end of March.
- 1.2.3 The moving of tenants from the main building at **Glebelands** has been progressing well with sixteen residents re-housed since this process started in January 2019. There are only a few residents remaining and options are being considered for the site, once it is empty.
- 1.3 **Phase 3** - work has been carried out to determine which schemes will be modernised in the next phase of the programme. This phase will cover the schemes to be included in the next three financial years and any decisions made will be closely aligned with the Older People's Housing Strategy. The schemes proposed to have works undertaken in 2020/21 are presented in section two of this report for approval.
- 1.4 The proposed development at **Ringfield Close**, Nailsworth is currently being considered for planning permission and will deliver 20 new Council homes, with a mix of tenures and property types. This will include some shared ownership bungalows for older people in accordance with the action in the Older People's Strategy; to explore this tenure as an option on appropriate sites.
- 1.5 Planning permission was submitted in September for the planned redevelopment of the communal areas at the **Broadfield Road**, Eastington sheltered scheme. These plans involve the demolition of the communal lounge and ex scheme manager's accommodation and the creation of 9 new bungalows for rent, 7 no. one bedroom and 2 no. two bedroom, as reported to the June Housing Committee in the 'New Homes and Regeneration Programme' report. Broadfield Road will then be classed as 'Independent Living', as defined in the Older People's Housing Strategy. The existing tenants on the scheme have been consulted throughout and are very positive about the changes.
- 1.6 The next edition of the Sheltered Modernisation Newsletter is due to be produced in early 2020 and will include general updates, an article on work carried out at Concord & George Pearce House and information on next year's programme.

2.0 Phase 3 modernisation programme

- 2.1 The first two phases of the modernisation programme have included the creation of three 'Hubs': Sherborne House, Concord and George Pearce House. These schemes were all categorised 'amber' (requiring major investment, development or re-utilisation within 10 years) in the Ark report and therefore given priority over those schemes categorised as 'green' (sustainable in the longer term but some improvement and upgrading work required). Tenant Services have also recently appointed a 'Community Hub Facilitator' whose role is to develop this provision in each of these communities.

- 2.2 All of the Hubs created so far have been within a 5-mile radius of Stroud town centre. This has been taken into account when considering the location for the next Hub and, therefore, the south of the district has been prioritised, which will improve provision of services across the district. There is 1 amber scheme and 1 green scheme considered suitable as possible Hubs in the south of the district.
- 2.3 In line with current works and the recommendations in the Ark Report, we propose to continue to prioritise amber schemes. **Springfields Court** in Cam is the amber scheme in the south of the district identified as being most suitable for becoming a Hub. Springfields Court comprises of 34 units and the Council also has two other sheltered schemes and over 130 general needs bungalows in Cam. This will result in four completed Hubs which, as well as increasing options for residents across the district, will also provide a platform for the Community Hub Facilitator to develop this resource in this area.
- 2.4 As defined in the Older People's Housing Strategy, the Hub schemes will be complemented by 'Independent +' schemes. These are generally smaller schemes and will retain communal facilities. There are 6 amber schemes and 5 green schemes considered suitable for Independent + living. As well as continuing to increase the provision of Hubs, it is also proposed that in 2020/21 an Independent + scheme is brought into the modernisation programme.
- 2.5 **Willow Road** was re-designated from 'red' to 'amber' at the September Housing Committee and had been identified as suitable as an Independent + scheme. During the period that Willow Road was designated as red, only essential maintenance work was carried out at this site, which has left it in greater need of attention than comparable schemes. It is proposed that modernisation works at Willow Road should, with consultation with colleagues in tenant services, also incorporate 'catch up' works to the communal areas. The modernisation of an Independent + scheme in Stonehouse will also complement the Hub already created in the area.
- 2.6 With regard to the Council's commitment to Carbon Neutral 2030, for this next programme of schemes, liaison with officers from across the Council and exploration of ideas from other providers will be carried out to assess whether specification changes can be made to increase the energy efficiency of the communal areas. The energy efficiency of the individual homes will be delivered through the planned maintenance programmes, recognising that some works will need to be co-ordinated across the two programmes.

3.0 Cambridge House, Dursley

- 3.1 Cambridge House was designated as a red scheme within the Ark report, i.e. that the scheme should be closed and the site disposed of or redeveloped. As detailed in section 1 above, all of the tenants have now moved and the scheme has closed.
- 3.2 At the Housing Committee on 28 June 2016, members resolved to retain the 4 sheltered bungalows currently associated with Cambridge House and to dispose of the Council's freehold interest in Cambridge House on the open market. The proceeds were to be used to help fund the redevelopment of the Glebelands site.

- 3.3 Since then the cap has been lifted on HRA borrowing and the Council is seeking further land to continue to develop more Council homes across the district. An initial feasibility study has been carried out and it is proposed that the Council now retains the site (see appendix 1 for site plan) and redevelops the land to provide approximately 11 affordable homes. It is proposed that the four bungalows are still retained.
- 3.4 A budget has been included within the HRA budget report, to be presented to members at this meeting, for the redevelopment of Cambridge House, including the cost of delivering the new homes to a minimum SAP rating of 86. This budget is based on an initial feasibility and maybe subject to change as the scheme is developed further.
- 3.5 A further report will be presented to Housing Committee on the details of the proposed scheme once this has been developed further.
- 3.6 The Glebelands site can now be developed with additional borrowing and the funding has already been included within the Capital Programme and approved by full Council in January this year and approved by Housing Committee on the 11 June for inclusion in the New Homes and Regeneration programme.

4.0 Recommendation

- 4.1 It is recommended that Committee approves:

The inclusion of Willow Road in Stonehouse and Springfields Court in Cam into the sheltered modernisation programme for 2020/21 with funding already approved in the MTFP.

The inclusion of the land at Cambridge House, Dursley into the New Homes and Regeneration programme for the provision of new council homes, subject to funding being approved as part of the budget setting process as set out in the HRA budget paper presented at this meeting.