

HOUSING COMMITTEE

2 FEBRUARY 2021

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Report Title	SHELTERED MODERNISATION PROGRAMME			
Purpose of Report	To seek approval for the schemes to be modernised in 2021/22 and to provide Committee with a brief update on the progress of the modernisation programme.			
Decision(s)	The Committee RESOLVES that Vizard Close in Dursley and Jenner Court in Berkeley will have modernisation works carried out in the financial year 2021/22.			
Consultation and Feedback	Consultation has taken place with senior managers via the Sheltered Modernisation Steering Group and with relevant colleagues in Tenant Services.			
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Options	The Committee could choose not to continue with the modernisation programme or request alternative schemes to be considered for works in 2021/22.			
Background Papers	None			
Appendices	Appendix A - Sheltered Modernisation Programme 2016-2026 Progress			
Implications (further details at the end of the report)	Financial	Legal	Equality	Environmental
	Yes	Yes	No	Yes

1. Programme Update (current financial year)

- 1.1 Further to the recent modernisation update contained within [Housing Committee Information Sheet No.7 \(November 2020\)](#), progress has been made as expected for the two schemes being modernised in 2020/21.
- 1.2 Modernisation works at Willow Road in Stonehouse, the first Independent + scheme to be modernised, were completed 1 week ahead of schedule on December 11th 2020.
- 1.3 The work at Willow Road was completed within budget, with a saving of £9k (3%) on the contract value.
- 1.4 Following the consultation process, the final scope of works has been established for the modernisation at Springfields Court in Cam; this is the fourth Hub to be modernised.

- 1.5 As detailed in the [information sheet](#), the work at Springfields Court will include:
- Refurbishment and remodelling of the lounge / kitchen area.
 - Renovation of laundry and salon/health & well-being room.
 - Creation of disabled access toilet.
 - Automatic main entrance door,
 - Fob access throughout communal areas.
 - Provision of scooter stores.
- 1.6 Following consultation additional works include:
- Renovation of additional unisex toilet.
 - Creation of additional storage space.
 - Creation of additional flexible space for Hub activities.
- 1.7 The contractor for Springfields Court was appointed in December 2020 via a 'direct award' following continued high levels of performance at the previous scheme.
- 1.8 Site set up and preliminary works began at Springfields Court in December 2020, the programme is 18 weeks (including the 2-week Christmas shut down) and completion is expected on April 12th 2021.
- 1.9 Both of the schemes planned for 2020/21 are due to be completed within the budgets set.

2. 2021/22 Programme

- 2.1 The first five years of the programme will have resulted in the modernisation of four Hubs: Sherborne House in Stonehouse, Concord in Nailsworth, George Pearce House in Minchinhampton and Springfields Court in Cam, and also one Independent + scheme at Willow Road in Stonehouse. These schemes were all categorised amber in the Ark report and therefore given priority over those schemes categorised as green.
- 2.2 Tenant Services have appointed a Hub Coordinator whose role is to develop the provision of the Hubs in the community. This work was proceeding well at the first two Hubs with interest being generated among a wide range of stakeholders and other agencies. Unfortunately, one of the impacts of the Covid-19 situation was the necessity to close our communal lounges and this has delayed progress in this area. More details are set out in [Housing Committee Information Sheet No. 11 \(January 2021\) - Overview of community hubs in Sheltered Housing](#).
- 2.3 After consultation with both the Service Delivery Manager for our sheltered housing and also the Hub Coordinator, the Sheltered Modernisation Steering Group's recommendation is that the programme focuses on the Independent + schemes this year to allow feedback from those using the facilities to further develop the Hub model and inform future works.
- 2.4 It is anticipated that with the roll out of the Covid-19 vaccine, the lounges will be reopening later this year and work is continuing on developing the Hub model.

- 2.5 As defined in the Older Peoples Housing Strategy, the Hub schemes are complemented by Independent + schemes, these are generally smaller schemes which retain communal facilities. There are currently five amber schemes designated as Independent + that still require modernisation (Archway Gardens in Paganhill, The Beeches in Kings Stanley, Burdett House in Stonehouse, Jenner Court in Berkeley and Vizard Close in Dursley), in line with current works and the recommendations in the Ark Report, we propose to continue to prioritise amber schemes over those designated green.
- 2.6 Vizard Close in Dursley and Jenner Court in Berkeley both fit this category and have very dated communal facilities which would greatly benefit from modernising.
- 2.7 Vizard Close is the only remaining sheltered scheme in Dursley and has a very small and impractical communal space. There is a vibrant community at this scheme with an active social programme, remodelling of the space and modernisation of the facilities would greatly enhance the feel of this scheme.
- 2.8 Jenner Court in Berkeley has a similarly active community and very outdated and poorly laid out facilities. Again, remodelling and refurbishment of the communal areas will allow for much better utilisation of the space.

2.9 Summary

- 2.9.1 Progress on the programme to date is shown at Appendix A. So far modernisation work has mainly concentrated on updating those schemes identified as suitable for becoming Hubs, this has resulted in the creation of four Hubs. Work has also concentrated on amber schemes ahead of green schemes. We will continue with the policy of prioritising the amber schemes and propose to focus on the Independent + schemes this year, this will allow time for the Hub model to be further developed to inform future works. The 2022/23 programme will start to be considered towards the end of this calendar year, by which time it is hoped that the completed Hubs are back in use.
- 2.9.2 In order to develop the options as set out in the Older People's Housing Strategy, it is also important to continue the modernisation of the schemes designated as Independent +. Vizard Close and Jenner Court are two of five remaining amber schemes identified as suitable for being Independent + and will expand this provision into two vibrant schemes in the south of the district.
- 2.9.3 There is budget provision within the MTFP to allow these modernisation works to be carried out.

3. Conclusion

- 3.1 It is recommended that two Independent + schemes undergo modernisation works in 2021/22; Vizard Close in Dursley and Jenner Court in Berkeley. These improvements will be in line with the Older People's Housing Strategy and will result in the provision of two Independent + schemes in the south of the district.

4. IMPLICATIONS

4.1 Financial Implications

There are no financial implications arising from this report. The cost of the Sheltered Modernisation Programme is included within the Housing Revenue Account Medium Term Financial Plan.

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4.2 Legal Implications

Contractual arrangement to implement the improvement and modernisation works will need to comply with the Council's contract and procurement procedure rules and procurement legislation.

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4.3 Equality Implications

An EqIA is not required because there are not any specific changes to service delivery proposed within this decision.

4.4 Environmental Implications

In accordance with the Council's commitment to the Carbon 2030 agenda, the specification for the modernisation works to these communal areas will look at the energy efficiency and assess whether improvements can be made as part of these works. The energy efficiency of the tenants' individual homes will form part of ongoing planned maintenance works.