

Sheltered Housing Modernisation Project Update

The June 28th Housing Committee resolved the recommendations for the 6 red sheltered schemes that were tabled. Detailed below is a progress update on each scheme:

Dryleaze Court, Wotton-Under-Edge

There are 7 residents remaining at Dryleaze Court. Those that remain would all like to be re-housed into Dryleaze House. The project to convert the existing ex warden property from a three bedroom house into 2 one bedroom flats has planning permission and the building regulation application has been made. Works are scheduled to commence in October once the contractor has been engaged and works would be completed by January 2017. One of the existing residents of Dryleaze Court will be allocated the ground floor flat. There is the possibility that a resident of Dryleaze House would move into the first floor flat, given the incentive to choose finishes such as kitchen units, wall colours and wet safety flooring. The existing laundry will no longer exist at Dryleaze Court, and given that discussions with the residents of the bungalows and flats have taken place regarding alternative options, a new laundry will be provided utilising an existing building situated close to Dryleaze Court.

Ringfield Close & Tanners Piece – Nailsworth

There are 16 residents at Ringfield Close and 7 residents at Tanners Piece to be relocated into suitable alternative accommodation. The voids that have been created from those that have left are not being advertised and now that the evenings are starting to get darker earlier, measures will be put in place to maintain the security of the site and help give the impression that the flats are not empty such as lights on time switches and curtains in some of the windows. Quotes have been obtained to engage an ecologist to undertake a Phase I habitat survey on the proposed development area at Tanners Piece. The project team are working towards procuring an Architectural practice to work with on the designs for the new development and when plans have been progressed, a public consultation event will be held. Residents at Tanners Piece and Ringfield Close have been written to recently to reiterate the anticipated dates for closure as September 2018 for the main scheme block and June 2017 for Tanners Piece. There will be opportunity for further discussion about this at the next consultation meeting on September 30th.

Property number 26 Ringfield Close is due to be marketed for sale in October, fee quotes are currently being sought from agents. The tenants at number 26 have been

STROUD COUNCIL HOUSING COMMITTEE INFORMATION SHEET 27/09/16

re-housed and the team are working with those in number 28 to find them suitable alternative accommodation with the intention of marketing this property for sale too.

We are proactively working with our policy team to explore opportunities to work with a registered provider on any potential for developing the garage site adjacent to Ringfield Close. The project team will work with the architects to determine the maximum feasibility for developing the site.

Cambridge House, Dursley

There are currently 2 voids at Cambridge House, and given the level of repairs required at these properties, and the anticipated closure date of Dec 2019, these will not be advertised. As with void properties at other closing schemes, measures will be implemented to ensure there is an obvious presence and the properties are secure. There has been an issue with meetings taking place at Cambridge House without officers being present and residents being informed that if they wish to move now, they can. A formal meeting has been arranged for September 22nd with the residents to reiterate the anticipated closure date of December 2019 with 1-2-1 meetings with residents taking place in Jan 2018. Currently there are 14 residents who will have to be re-housed into alternative suitable accommodation. The project officers will also be meeting with Dursley Town Council in September to discuss the site and the Dursley Neighbourhood Development Plan.

Glebelands, Cam

There are currently 2 voids that will not be advertised due to the level of repairs required. However, a void that has recently become available has been assessed and had been kept to a very high standard by the resident. This has resulted in the cost to meet the re-let void standard being way below the £2500 investment threshold previously resolved at Housing Committee. This, coupled with the anticipated closure date of 2020 means we will advertise and let this property. However, the incoming resident will be fully informed about the scheme closure date, and requirement to re-house all remaining residents ahead of the 2020 closure.

Burdett House

The future for Burdett House was that in the medium to long term plans, the council intend to retain the scheme for sheltered residents but make improvements. These will include but not be limited to remodelling the scheme to reduce the number of bedsits, modernise and upgrade the communal spaces and improve access in and around the building. It is likely that if any bedsits were to become void in the near future, the works to remodel into larger accommodation would be undertaken earlier.

Willow Road

The likely long term future for Willow Road will be considered as part of a wider review of the Park Estate in Stonehouse and potential estates renewal project. As this scheme is in the final phase of the red scheme programme work will not start on the project this year but the scheme continues to benefit from on going repairs and the day to day running of a sheltered scheme. Any major investment requirements will be investigated on an individual basis as it would not be prudent to invest heavily in a scheme that does not have a long term future.

Green & Amber Schemes Modernisation

At the June Housing Committee, it was envisaged that the project team would be in a position to make formal recommendations to September Committee meeting for the works at the Green and Amber schemes. However, due to the priority to establish the financial position of the HRA , this has been deferred. For clarity, the project team do not want to commit to all these improvements and raise expectations to then possibly have to change to different recommendations.

There are 23 schemes that were classified as green and amber as part of the Sheltered Housing Asset review. The majority of these will be retained and benefit from investment to improve them in some of the following ways:

- Modernise communal lounge. This may include opening up the kitchen area to produce an open plan area which will incorporate a cafe/bistro type area and be distinguished by vinyl wet safety flooring. The lounge will have new furniture, small tables and have a more modern feel and benefit from break out areas as opposed to the perimeter seating currently present in some lounges. Other changes will be feature walls with wall paper, new curtains, book shelf and light fittings.
- Remodel some schemes to reduce the number of bedsits. The plan will be to remodel 2 adjoining bedsits into a 1 or 2 bedroom flat.
- On the 7 schemes where the Ex Warden accommodation remains void, it is the intention to convert these into flats where appropriate.
- Modernise circulation spaces around schemes. This may include plastering exposed stone and or brick walls to give a smooth finish. This not only improves the corridors to give a more modern look, it reduces the chance of injury from falling onto rough stone/brick walls. Having a smooth wall allows for a paint finish and the introduction of interior design and offers the council the opportunity to create coloured zones. This can assist those with dementia and help all stakeholders identify with a particular area or floor of the building.

STROUD COUNCIL HOUSING COMMITTEE INFORMATION SHEET 27/09/16

- Introduce new suspended ceilings, allowing for all cables and services to be hidden in a ceiling void rather than having surface mounted trunking and service wires/cables on display.
- Introduce more natural light where possible to assist with visibility and the overall feel of a scheme.
- Make use of communal rooms that are no longer used or not part of the long term plans of a scheme. As an example, schemes do not need more than 1 guest room and there might be the opportunity to remodel into more accommodation.
- In those schemes that have separate male and female WC provision, consider replacing with a fully accessible unisex toilet.
- Undertake works that improve the access in and around the scheme, investigate the introduction of level thresholds, ramps, increased handrails and fully automated doors.
- Investigate thermal efficiency improvements and the use of sustainable energy.
- Mobility scooter storage. Either build new storage or look to make use of existing rooms that are no longer used.
- Improve bin storage – capacity, access for residents and vehicles, ventilation and more recycling opportunities.
- Review parking and if possible increase spaces.
- More flat patio area with possibility of raised beds.
- Make more efficient use of access and plan works in a practical sequence that cause less disruption to residents. Undertake major improvement works at the same time as planned works such as replacing flat doors prior to plastering walls or install cavity fill insulation prior to external painting.

It is anticipated that the first of the improvement works will start in the summer of 2017. Scheme improvements are currently being scheduled and the procurement exercise to engage consultants such as architects, interior designers and furniture suppliers is underway. Once the programme has been agreed, consultation meetings can commence at all the schemes.

Appendix A – Indicative photos of planned improvements

(photos taken at schemes in Bristol refurbished by members of the project team)

Corridors



Lounge – Open up kitchen area



Lounge



Dedicated Mobility Scooter Store

