

Sheltered Housing Modernisation Project Update

Dryleaze Court, Wotton-Under-Edge

There are 6 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 building regulation approval. Works are scheduled to commence in January. These works have been delayed due to the procurement and selection of an appropriate contractor. Quotes from Architects have been obtained to progress the conversion of two of the three guest rooms in Dryleaze House into a flat plus the conversion of two garages into a new laundry and bin store. This was all explained to the residents and Councillor Braun at a recent consultation meeting on November 21st.

Ringfield Close & Tanners Piece – Nailsworth

There are 12 residents at Ringfield Close and 5 residents at Tanners Piece to be re-housed into suitable alternative accommodation. The Council's Tenant Liaison Officer is working with the Sheltered Housing Manager and the scheme's Support Worker to assist in the process. Some of those remaining residents have shown an interest in moving to the proposed new development at Tanners Piece and should the new flats be of suitable accommodation, this may be where some people are re-housed.

Architects have been appointed to prepare a scheme on the land at Tanners Piece and a public consultation is likely in February 2017. This event will take place once a pre application meeting with the planning department has happened and a separate meeting with the Nailsworth Town Council. The project team are currently looking at the mix of accommodation in terms of one and two bedroom properties. It is important to stress that the balance needs to be struck between building flats to meet current re-housing needs from Ringfield and a development that is fit for purpose moving forward.

Numbers 26 and 28 Ringfield Close are both now empty and being marketed for sale.

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. 1-2-1 meetings are due to take place with the residents in January 2018 and once those are concluded, residents will be actively re-housed with the full officer support and financial package currently employed with the moves from Dryleaze Court and Ringfield.

Glebelands, Cam

There are currently 2 voids that will not be advertised due to the level of repairs required. However, there are 2 voids that are likely to be re-advertised as they are in a very good state of repair. The future of the scheme and closure dates will be communicated to any incoming tenants.

Burdett House, Stonehouse

The Council intends to retain Burdett House for sheltered residents but make improvements. It is likely that if any bedsits become void in the near future, the works to remodel into larger accommodation would be undertaken earlier.

Willow Road, Stonehouse

The likely long term future for Willow Road will be considered as part of a wider review of the Park Estate in Stonehouse and a potential estates renewal project. The recent fire damaged one property completely and although there was considerable smoke damage to adjoining properties and to the external building envelope, all these works will be made good and the scheme will remain in the programme as first recommended.

Ex Warden Accommodation

Procurement of the works to convert the remaining ex warden properties is now progressing with a view to the works being carried out in 2017/18. Given that the original planning approvals were granted in March 2013, some will have to be re-submitted but will be subject to some review by the project team. The first of the houses to be converted (notwithstanding the works to 37 Dryleaze House) will most likely be Grange View in Uplands.

Green & Amber Schemes Modernisation

At the September Housing Committee, the proposed improvements were highlighted. The procurement process to engage Architects, Interior Designers and a furniture supplier is underway. 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 as sheltered accommodation and benefit from investment to improve them. Once the plan has been to Housing Committee, the project team will commence the scheme meetings to discuss proposed improvements.