

20 June 2017

Sheltered Housing Modernisation Project Update

Dryleaze Court, Wotton-Under-Edge

The re-housing process is proceeding well and all remaining tenants have been allocated a property and should have moved into their new homes by the end of June.

The conversion of the ex-warden property from a three bedroom house to 2 one bedroom flats is also due to complete at the end of June ready for occupation.

A planning application for the new laundry facility is currently pending a decision. Subject to securing planning consent, the laundry will be delivered by mid to late July. The existing laundry facilities at Dryleaze Court will remain open until a new laundry provision is in place.

Ringfield Close & Tanners Piece, Nailsworth

We held two public consultation events for the proposed new development at Tanners Piece which is currently in planning, pending a decision. The new purpose built sheltered accommodation will provide 7 one bedroom flats and 4 two bedroom flats, as well as a lift and scooter store facility. The design of the new flats will encourage independent living and in addition they will be energy efficient, reducing the overall running costs of the properties.

Numbers 26 and 28 Ringfield Close were marketed for sale and 26 has successfully sold. We have recently agreed a sale for 28; however contracts have not yet been exchanged.

Cambridge House, Dursley

We plan to undertake individual meetings with residents in January 2018 to begin the process of actively re-housing them with the support of our Tenant Liaison Officer. As part of our continuous improvement process, we are seeking to make a number of changes to the re-housing pack we give to residents at their individual meetings. We have already received a wealth of positive feedback from residents about the moving process, and we hope to improve this further.

Glebelands, Cam

We will begin the consultation with residents to begin re-housing them in early 2019.

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Ex-Warden Accommodation

Conversion of the ex-warden accommodation is progressing well with Drylease House completing at the end of June. Trinity Drive in Minchinhampton is progressing well and will be completed in July. We currently have four other ex-warden schemes which have been submitted to planning pending a decision, these are, Grange View, George Pearce House, Malvern Gardens and Hamfallow Court. Subject to obtaining planning consent, we hope to start the conversion of these properties in the autumn with completion by December this year.

We are currently in negotiation with Open House, who provides housing for people with special needs. They are interested in leasing three of our ex-warden properties, Grove Park Road, Archway Gardens and Willow Road.

Sherborne House

The process of engaging an architect and interior designer has begun and we have also set up a Sheltered Modernisation Project Design Group which will include our two tenant representatives, Sadie Tazewell and Ian Allan. They will help with the selection of mood boards which will include paint, fabric and furniture choices for the residents at Sherborne to select from. Once choices have been made, we will be engaging a contractor to refurbish communal areas, including the lounge, kitchen and corridors. The works will include lowering ceilings to reduce heating costs, replacing and upgrading electrics and lighting, plastering bare walls and decorating them to make the corridors light and airy as well as replacing flooring. The lounge will become an improved usable space for residents to socialise and relax. We will begin consultation with residents in early autumn this year, with the work due to start in January 2018.

Communication

The first issue of the Sheltered Modernisation News went out to all residents in April. The newsletter was a great success and we have received a lot of positive feedback.

We are currently working on the second issue of the newsletter which will be released in July. The newsletter will feature 'how we help with the moving process' as well as some feedback from residents who would like to share their positive experiences of being re-housed with other residents.

We will be issuing the newsletter quarterly as part of our commitment to improve communication with residents and internal stakeholders.

Due to the sensitive nature of the information, Members requiring information on re-housing and numbers of voids are asked to contact officers direct.