

FAREHAM

BOROUGH COUNCIL

Report to Health and Housing Policy Development Review Panel

Date **23 May 2013**

Report of: **Director of Community**

Subject: **REVIEW OF SHELTERED HOUSING STOCK**

SUMMARY

This report outlines proposals to consult upon changes to the designation of a number of sheltered housing accommodation units which have previously been identified as unsuitable for allocation to elderly applicants with mobility issues.

RECOMMENDATION

That Panel consider the proposals set out in the report and agree the way forward in changing the designation of some of the Council's sheltered housing accommodation.

INTRODUCTION

1. At the meeting of the Council's Executive on 8 March 2011 members considered the outcome from a Review of Sheltered Housing, which highlighted concerns about the sustainability of allocating first floor sheltered accommodation where there is no lift.
2. One of the recommendations from the report was that 'officers consult the tenants at each of the two storey blocks of flats without lifts to seek their views about possible changes to the nomination criteria relating to the future occupancy of the first floor flats'.
3. There are other drivers which prompt a review of sheltered housing accommodation, these include;
 - a) Provision of accommodation which better meets the changing needs of elderly housing applicants;
 - b) An increasing demand for single persons/childless couples accommodation; and
 - c) The need to make optimum use of the Council's housing stock

TWO STOREY SHELTERED FLATS WITHOUT COMMUNAL LIFT

4. Shown below is a list of all sites (including ward areas) where the Council is looking to review the allocation of first floor sheltered accommodation;
 - Assheton Court, Castle Street (Annexe Block) - Portchester East Ward;
 - Barnfield Court, Bishopsfield Road - Fareham South Ward;
 - Baytree Lodge, Harold Road - Stubbington Ward;
 - Beverley Close - Titchfield Common Ward;
 - Chapelside - Titchfield Ward;
 - Coniston Walk - Fareham South Ward;
 - Foster Close - Stubbington Ward;
 - Foy Gardens - Warsash Ward;
 - Frosthole Close - Fareham North-West;
 - Garden Court, Newtown - Portchester East Ward;
 - Holly Hill Mansions, Barnes Lane - Sarisbury Ward;
 - King George Road - Portchester East;
 - Lincoln Close - Titchfield Common Ward;
 - Melvin Jones House (Annexe Block) - Stubbington Ward;
 - Northmore Close - Locks Heath Ward; and
 - Trafalgar Court - Fareham South Ward;
5. The Council's Executive has already acknowledged the need to review sheltered accommodation at Assheton Court, Holly Hill Mansions and Melvin Jones House.

However this will be the subject of separate reports at a future date.

6. The Council's Executive approved a local lettings policy for Frosthole Close in 2011/12 which states that first floor accommodation will no longer be let as sheltered housing. To this end there is no further need to review accommodation at this site.
7. In view of points 4 and 5 above this report focuses on the remaining sites listed in paragraph 3 above.

PROPOSED CHANGES

8. The proposed changes are outlined in Appendix A to this report. The Panel's comments are invited on these proposals prior to consultation with tenants.
9. The proposed changes are expected to highlight a number of concerns including:
 - (a) Impact on financial viability of the Sheltered Housing Service;
 - (b) Potential conflict of lifestyles;
 - (c) Increase in Parking problems;
 - (d) Eligibility for Right to Buy; and
 - (e) Sound Insulation

CONSULTATION

10. The issue of changing allocation of some sheltered housing units has been discussed with tenants who attend quarterly Sheltered Housing Forum meetings. Further consultation will be carried out with the Forum following the Panel's discussion and agreement on the way forward.
11. As the proposed changes will impact on existing sheltered tenants they will need to be fully consulted.
12. The consultation will be carried out using a variety of methods including written communication and short questionnaire for all tenants at schemes where proposed changes are to be made. Consultation meetings with sheltered tenants will be held at Garden Court, Lincoln Close and Trafalgar Court where there is a communal lounge.
13. The results of the consultation will then be reported back to the Panel and Housing Tenancy Board prior to seeking agreement from the Council's Executive in regard to changes in future allocations.

RISK ASSESSMENT

14. There are a number of risks associated with the review of sheltered housing accommodation particularly in terms of the financial aspects of the proposals. However there are also risks associated with a "do nothing" option as there are risks that there will be longer term issues in finding housing applicants for some of the Council's sheltered housing accommodation.

CONCLUSION

15. This report to the Panel has outlined some proposed changes to the allocation of a

number of sheltered housing units in the Borough and the proposed method of consultation with tenants.

Appendix A: Proposed Changes to Allocation of First Floor Accommodation

Background Papers: None

Reference Papers:

Enquiries:

For further information on this report please contact Jon Shore. (Ext 4540)

PROPOSED CHANGES TO ALLOCATION OF FIRST FLOOR ACCOMMODATION

Sheltered Scheme	No of units	Communal Facilities	Proposed Allocation
Barnfield Court	38 (19 on First Floor)	<ul style="list-style-type: none"> Communal Drying Area (Units adjacent to main Sheltered Scheme so access to Communal Hall)	Let to applicants aged over 60 with support needs but no mobility issues. (Sheltered) In event that there are no identified applicants let to applicants aged over 60 with no identified support needs or mobility issues. (General Purpose)
Baytree Lodge	14 (7 on First Floor)	<ul style="list-style-type: none"> Communal Drying Area & Garden 	Let to applicants aged over 60 with support needs but no mobility issues. (Sheltered) In event that there are no identified applicants let to applicants aged over 60 with no identified support needs or mobility issues. (General Purpose)
Beverley Close	14 (7 on First Floor)	<ul style="list-style-type: none"> Communal Garden 	Let first floor units to applicants aged over 55 with no support needs or mobility issues. Let ground floor units to applicants with support needs or mobility issues. (General Purpose)
Chapelside	14 (4 on First Floor)	<ul style="list-style-type: none"> Communal Drying Area & Garden 	Let to applicants aged over 60 with support needs but no mobility issues. (Sheltered) In event that there are no identified applicants let to applicants aged over 60 with no identified support needs or mobility issues. (General Purpose)

Sheltered Scheme	No of units	Communal Facilities	Proposed Allocation
Coniston Walk	11 (6 on First Floor)	<ul style="list-style-type: none"> • Communal Drying Area & Garden • Door Entry System 	<p>Let upper floor flats to applicants over 55 with no support needs and ground floor units to applicants with mobility issues.</p> <p>(General Purpose)</p>
Foster Close	8 (4 on First Floor)	<ul style="list-style-type: none"> • Communal Drying Area & Garden • Door Entry System 	<p>Let to applicants aged over 60 with support needs but no mobility issues. (Sheltered)</p> <p>In event that there are no identified applicants let to applicants aged over 60 with no identified support needs or mobility issues. (General Purpose)</p>
Foy Gardens	20 (10 on First Floor)	<ul style="list-style-type: none"> • Communal Drying Area & Garden 	<p>Let to applicants aged over 60 with support needs but no mobility issues. (Sheltered)</p> <p>In event that there are no identified applicants let to applicants aged over 60 with no identified support needs or mobility issues. (General Purpose)</p>
Garden Court	37 (18 on First Floor)	<ul style="list-style-type: none"> • Communal Hall • Communal Washing Area • Communal Garden 	<p>Let to applicants aged over 60 with support needs but no mobility issues. (Sheltered)</p> <p>In event that there are no identified applicants let to applicants aged over 60 with no identified support needs or mobility issues. (General Purpose)</p>
King George Road	12 (6 on First Floor)	<ul style="list-style-type: none"> • Communal Drying Area & Garden • Door Entry System 	<p>Let to applicants aged over 60 with support needs but no mobility issues. (Sheltered)</p> <p>In event that there are no identified applicants let to applicants aged over 60 with no identified support needs or mobility issues. (General Purpose)</p>

Sheltered Scheme	No of units	Communal Facilities	Proposed Allocation
Lincoln Close	40 (20 on First Floor)	<ul style="list-style-type: none"> • Communal Hall • Guest Room • Communal Drying Area & Garden 	<p>Let to applicants aged over 60 with support needs but no mobility issues. (Sheltered)</p> <p>In event that there are no identified applicants let to applicants aged over 60 with no identified support needs or mobility issues. (General Purpose)</p>
Northmore Close	36 (18 on First Floor)	<ul style="list-style-type: none"> • Communal Drying Area & Garden • Door Entry System 	<p>Let to applicants aged over 55 with no support needs or mobility issues. (General Purpose)</p> <p>In the event there are no identified applicants consider letting to applicants aged over 50 with no support needs or mobility issues.</p> <p>(General Purpose)</p>
Trafalgar Court	34 (15 on First Floor)	<ul style="list-style-type: none"> • Communal Hall • Guest Room • Communal Drying Area & Garden 	<p>Let to applicants aged over 60 with support needs but no mobility issues. (Sheltered)</p> <p>In event that there are no identified applicants let to applicants aged over 60 with no identified support needs or mobility issues. (General Purpose)</p>