

FAREHAM

BOROUGH COUNCIL

Report to Housing Tenancy Board

Date **27 January 2014**

Report of: **Director of Community**

Subject: **FEEDBACK FROM CONSULTATION ON SHELTERED HOUSING
ACCOMMODATION**

SUMMARY

This report provides feedback to the Board following consultation with a number of sheltered housing tenants regarding possible changes to the future allocation of accommodation at a number of schemes across the Borough.

RECOMMENDATION

That the Board note the contents of the report and indicate whether they are in support of the proposed changes.

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
4. A report was presented to the Health and Housing Policy Development Review Panel in May last year when it was noted that officers would consult with tenants of the following schemes:
 - 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;
 - King George Road - Portchester East;
 - Lincoln Close - Titchfield Common Ward;
 - Northmore Close - Locks Heath Ward; and
 - Trafalgar Court - Fareham South Ward;

TENANT CONSULTATION

5. The review of sheltered housing stock was an agenda item on the borough wide Sheltered Housing Forum meetings in both June and September. However formal consultation did not commence until the beginning of October and ended in mid November.

6. The main method of consultation was a letter with short survey form to gauge tenants' views on the proposals.
7. Consultation meetings were held for tenants of the following schemes where officers outlined the proposals and tenants had an opportunity to comment and question these. The number of attendees are shown in brackets:
 - Barnfield Court (2 tenants);
 - Beverley Close (6 tenants);
 - Coniston Walk (5 tenants);
 - Garden Court (6 tenants);
 - Lincoln Close (20 tenants); and
 - Trafalgar Court (8 tenants)
8. The Council also published the consultation on the website where tenants could record their responses.
9. The consultation proposals are outlined below:
 - a) Tenants at Barnfield Court, Baytree Lodge, Chapelside, Foster Close, Foy Gardens, Garden Court, King George Road, Lincoln Close and Trafalgar Court were firstly asked whether they agreed with the proposal to let future empty first floor flats to applicants aged over 60 with no identified support need where there was no demand to let for sheltered use (Proposal 1). Tenants were then asked if they agreed with the proposal to let the first floor flats to applicants aged over 55 with no identified support needs where there was no demand to let to applicants aged over 60 with no support (Proposal 2).
 - b) Tenants at Beverley Close and Coniston Walk were firstly asked whether they agreed with the proposal to let future empty first floor flats to applicants aged over 55 with no identified support need (Proposal 1) and secondly if they agreed with the proposal to let future ground floor flats to housing applicants of any age with an identified support need or mobility issue (Proposal 2).
 - c) Tenants at Northmore Close were firstly asked whether they agreed with the proposal to let future empty first floor flats to applicants aged 55 or over with no identified support need (Proposal 1). Tenants were then asked if they agreed with the proposal to let the first floor flats to applicants aged 50 or over with or without an identified support need where there was no demand to let to applicants aged 55 and over with no support (Proposal 2).

FEEDBACK

10. Indications from responses to the consultation showed support generally for changes (as outlined in Proposal 1) to the future allocation of upper floor flats. However there was a more mixed response to further lowering the age of new tenants (Proposal 2).
11. A summary of the responses to the proposals for each scheme is shown in appendix A.

12. A number of tenants raised some concerns about changing the future allocation of some of the units. The main issues were:
- a) Potential conflict of lifestyles between older and younger tenants;
 - b) Potential increase in noise raising issues over adequacy of soundproofing between flats; and
 - c) Potential increase in parking issues as a result of more working people and more vehicles
13. Aside from the above issues and those shown in Appendix B question was raised by sheltered tenants about the suitability of existing accommodation on the ground floor and whether the Council could in the future extend the provision of wet rooms to meet the needs of older persons; similar to provision at Barnfield Court, Crofton Court and Downing Court.
14. Tenants at some schemes suggested accommodation on the first floor could be more accessible by fitting stair lifts. However this was dismissed as not being cost effective.
15. The main concerns raised by tenants for each scheme is shown in appendix B. Board members will note that there is some similarity in the issues being raised between schemes.
16. A small number of tenants asked if changes were made which prompted them to want to move whether the Council would give them any priority in terms of re-housing.

PROPOSED CHANGES

17. Based on the feedback from those tenants that responded to the consultation it is proposed that in future, upper floor flats at the following schemes be let to housing applicants aged 60 or over with no support needs where there are no applicants aged over 60 with support needs:
- Barnfield Court
 - Baytree Lodge
 - Chapelside
 - Foster Close
 - Foy Gardens
 - Garden Court
 - King George Road
 - Lincoln Close
 - Trafalgar Court
18. Based on the feedback from those tenants that responded to the consultation it is proposed that in future, upper floor flats at the following schemes be let to housing applicants aged 55 or over with or without support needs:
- Beverley Close
 - Coniston Walk
 - Northmore Close

19. As a result of feedback in lowering the age of applicants from 60 to 55 with or without support needs it is proposed to make changes to the allocation of future upper floor units at the following schemes where there are no applicants aged over 60 with or without support needs:

- Barnfield Court
- Foy Gardens
- King George Road

20. It is proposed to lower the age of applicants from 55 to 50 with no support needs in regard to the allocation of future upper floor units at Northmore Close where there are no applicants aged 55 with or without support needs.

21. The proposed changes outlined above to be achieved through the adoption of local lettings policies for these sites.

22. To help address concerns about the potential conflict in lifestyles it is recommended that there is some sensitivity given to the allocation of future empty homes thus minimising the impact on existing tenants. However it is acknowledged that this can sometimes be difficult to assess and that issues will at times arise. In the event that issues occur these will be managed through enforcement of the tenancy agreement.

23. As a result of feedback in allocating the ground floor units at Beverley Close and Coniston Walk to housing applicants of any age with or without support needs or mobility issues, it is proposed to make no changes to the existing allocation policy so these units will continue to be let to applicants aged over 60 with support needs.

24. It is not proposed at the present time to allocate the upper floor flats to applicants aged between 55 and 60 at the following schemes:

- Baytree Lodge
- Chapelside
- Foster Close
- Garden Court
- Lincoln Close
- Trafalgar Court

25. Subject to the Board's comments on the proposed changes, a report will be presented to the Health and Housing Policy Development Review Panel in regard to changes in allocation policy before being reported to the Council's Executive for final approval.

RISK ASSESSMENT

26. There are no significant risk considerations in relation to this report

CONCLUSION

27. This report has provided board members with feedback from the consultation with a number of sheltered housing tenants regarding possible changes to the future allocation of properties at a number of sheltered schemes across the borough.

Background Papers: None

Reference Papers: Report to Health & Housing Policy Development Review Panel
23 May 2013 – Review of Sheltered Housing Stock

Enquiries:

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

Appendix A

Proposal 1: Let future upper floor flats to housing applicants aged 60 or over with no support needs

Scheme	No of Tenants Consulted	No of Responses received	Response Rate	No in support of proposal (%)
Barnfield Court	38	12	32%	9 (75%)
Baytree Lodge	14	8	57%	6 (75%)
Chapelside	14	7	50%	7 (100%)
Foster Close	8	7	88%	6 (86%)
Foy Gardens	20	8	40%	7 (88%)
Garden Court	29	9	31%	9 (100%)
King George Road	12	7	58%	7 (100%)
Lincoln Close	38	24	63%	20 (83%)
Trafalgar Court	34	20	59%	20 (100%)

Proposal 2: Let future upper floor flats to housing applicants aged 55 or over with or without support needs, where no applicants aged 60 or over identified

Scheme	No of Tenants Consulted	No of Responses received	Response Rate	No in support of proposal (%)
Barnfield Court	38	13	34%	8 (62%)
Baytree Lodge	14	6	43%	3 (50%)
Chapelside	14	5	36%	3 (60%)
Foster Close	8	7	88%	3 (43%)
Foy Gardens	20	6	30%	5 (83%)
Garden Court	29	12	41%	10 (83%)
King George Road	12	5	42%	4 (80%)
Lincoln Close	40	22	55%	11 (50%)
Trafalgar Court	34	20	59%	15 (75%)

Proposal 1: Let future upper floor flats to housing applicants aged 55 or over with or without support needs

Scheme	No of Tenants Consulted	No of Responses received	Response Rate	No in support of proposal (%)
Beverley Close	12	12	100%	7 (58%)
Coniston Walk	11	6	55%	3 (50%)

Proposal 2: Let future ground floor flats to housing applicants of any age with support needs or mobility issues

Scheme	No of Tenants Consulted	No of Responses received (%)	Response Rate	No in support of proposal (%)
Beverley Close	12	12	100%	4 (33%)
Coniston Walk	11	6	55%	2 (33%)

Proposal 1: Let future upper floor flats to housing applicants aged 55 or over with or without support needs

Scheme	No of Tenants Consulted	No of Responses received (%)	Response Rate	No in support of proposal (%)
Northmore Close	34	25	74%	21 (84%)

Proposal 2: Let future upper floor flats to housing applicants aged 50 or over with no support needs where no applicants aged 55 or over identified

Scheme	No of Tenants Consulted	No of Responses received (%)	Response Rate	No in support of proposal (%)
Northmore Close	34	21	62%	14 (67%)

Appendix B

Scheme	Concerns Raised
Barnfield Court	<ul style="list-style-type: none"> • Possible conflict of lifestyles with younger tenants • Concerns about tenants with drug or alcohol issues • Increased pressure on parking which is already limited
Baytree Lodge	<ul style="list-style-type: none"> • Possible conflict of lifestyles with younger tenants
Beverley Close	<ul style="list-style-type: none"> • Possible conflict of lifestyles with younger tenants i.e. increased noise (majority of neighbouring residents are elderly) • Soundproofing • Increased pressure on parking which is already limited
Chapelside	<ul style="list-style-type: none"> • Possible conflict of lifestyles with younger tenants i.e. increased noise • Younger tenants may not show respect for older tenants
Coniston Walk	<ul style="list-style-type: none"> • Possible conflict of lifestyles with younger tenants i.e. increased noise • Soundproofing • Increased pressure on parking which is already limited
Foster Close	<ul style="list-style-type: none"> • Possible conflict of lifestyles with younger tenants i.e. increased noise • Younger tenants may not show respect for older tenants
Foy Gardens	<ul style="list-style-type: none"> • Possible conflict of lifestyles with younger tenants i.e. increased noise
Garden Court	<ul style="list-style-type: none"> • Increased pressure on parking with concern about access for emergency vehicles
King George Road	<ul style="list-style-type: none"> • Increased pressure on parking which is already limited • Possible conflict of lifestyles with younger tenants i.e. increased noise
Lincoln Close	<ul style="list-style-type: none"> • Increased pressure on parking which is already limited • Possible conflict of lifestyles with younger tenants i.e. increased noise • Concerns about tenants with drug or alcohol issues • Impact adversely on safety and security
Northmore Close	<ul style="list-style-type: none"> • Possible conflict of lifestyles with younger tenants i.e. increased noise • Increased pressure on parking which is already limited
Trafalgar Court	<ul style="list-style-type: none"> • Increased pressure on parking which is already limited • Possible conflict of lifestyles with younger tenants i.e. increased noise • Concerns about tenants with drug or alcohol issues • Soundproofing