

Area Panels: 1 – 5 December 2014

Briefing paper: Sheltered Housing Stock Review

Background

BHCC owns and manages 850 sheltered flats, studios and bungalows within 23 sheltered schemes.

The brief for the sheltered housing stock review was to examine the challenges of the physical environment and make property-based recommendations to ensure our sheltered schemes are fit for purpose.

Report Recommendations (in brief)

That area panels comment on the following recommendations, so the comments can be included in the report to housing committee:

1. Agree the converting up to 235 studios into one bedroom flats, wherever possible, subject to the required budget approvals, at the same time meeting the Lifetime Homes standard as far as possible. This proposal will be included in the HRA Capital Investment programme 2015-2018 proposals.
2. Agree the principle of de-commissioning (closing) of a small number of sheltered schemes which cannot be made fit for purpose, re-designating them for alternative clients groups, or agreeing to redevelop the sites (subject to 2.3).
3. Note that business case reports will be brought to Housing Committee on a case by case basis, where recommendations will be made on specific schemes which should be de-commissioned. Each report will include tenant consultation plans, the sensitive rehousing of tenants and the delegation to the Head of Housing to stop lettings at the scheme in question and at nearby schemes (to allow rehousing).
4. Note the creation, from 2015/16, of a 10 year cyclical programme for upgrading internal communal and external decoration.
5. Note the creation of a budget to address access issues in communal areas (e.g. ramps and stair lifts).

Process

This Item will go to the Housing Committee on 14 January 2015 for approval of the recommendations.

Resident Involvement

The Senior Housing Action Group considered the findings on 12 November 2014. Sheltered housing tenants will be consulted on the redesign of the studio flats and in the implementation of other recommendations.

Contact: Simon Pickles, Housing Stock Review Manager
Email: simon.pickles@brighton-hove.gov.uk
Telephone: 01273 292083