
SHELTERED HOUSING SCHEME UPGRADES

1 SUMMARY

- 1.1 Members to consider the priority ranking for Sheltered Housing Scheme upgrades now that funds have been earmarked for this purpose.

2 INTRODUCTION

- 2.1 At Council on 31 July 2001 Members decided to earmark £125,000 as an additional contribution to provide upgrades to those unimproved Sheltered Housing Schemes in the District. These additional funds would be added to the Major Repairs Allowance (MRA) to ensure the inclusion of schemes in the 2002/3 Capital Programme.

- 2.2 Currently, there remains four unimproved schemes located at:-

Britton Court, Rayleigh
Hardwick House, Rayleigh
Spa Court, Hockley
The Lavers, Rayleigh.

- 2.3 Hardwick House has inherent design problems which would make it costly to raise to modern standards. The scheme is over 31 years old and is the subject of a comprehensive review which could provide a long-term solution to a number of problems. The Council's ideas have been shared with tenants and have been well received. For the purposes of this report Hardwick House should be ignored as a further report on Hardwick will be submitted to Council in October.

3 OTHER SCHEMES

- 3.1 When Members considered the 2001/2 Capital Programme the three remaining schemes were included, but only under the "desirable" category. This meant that their refurbishment was a longer term objective. The injection of the "windfall" £125,000 plus an anticipated high MRA of around £1M will enable at least one of the remaining schemes to be started in 2002/3.

- 3.2 In advance of consideration of the Capital Programme for 2002/3 Members are asked to prioritise schemes so that initial assessment and design work can be undertaken at an early stage.

- 3.3 The 2001/2 Capital Programme showed upgrades estimated to cost:-

Britton Court (13 Bedsits)	£315,000
Spa Court (23 Bedsits)	£525,000

The Lavers (19 Bedsits)	£315,000
-------------------------	----------

Current costs are likely to have risen in the 12 months which has elapsed since the programme was considered and should be taken as indicative only.

- 3.4 The Lavers upgrade was a two-phase project with only the first phase completed. Designs and working drawings are still available from the original project and it might be considered that this project ought to be completed given that funds are now available.
- 3.5 Vacancy levels at these three schemes vary between 3% - 4.5% and relate mainly to bedsitter units.

4 RESOURCE IMPLICATIONS

- 4.1 None at present other than mentioned in the body of the report. The decanting and reoccupation of the scheme would need to be sensitively managed.

5 PARISH IMPLICATIONS

- 5.1 Hardwick House, The Lavers and Britton Court are in the Rayleigh Town Council area and Spa Court falls into Hockley Parish Council area.

6 RECOMMENDATION

- 6.1 That Members determine an order of priority for upgrades. (HRHM)

S J Clarkson

Head of Revenue and Housing Management

Background Papers:

None

For further information please contact Steve Clarkson on:-

Tel:- 01702 546366, Ext 3120
E-Mail:- steve.clarkson@rochford.gov.uk