
COUNCIL HOUSING STOCK

1 SUMMARY

- 1.1 Members to consider the further release of OAP designated dwellings into general housing stock as an extension to the process which started in March 2001.

2 INTRODUCTION

- 2.1 The Housing Management Sub-Committee at their meeting on 15 March 2001 requested that the Head of Service report back to this Sub-Committee on the situation following the deregulation of 26 flats formally designated for occupation by people of pensionable age. Two of these flats in Rochford have since become vacant and have been allocated to a single female in her 50's and a single male in his 40's.
- 2.2 To date, the Council has not received any complaints or expressions of concern from the existing elderly residents of the other flats. Since 15 March, the number of people of pensionable age on the Housing register has remained the same and the number of applicants on the general register requiring 1 bedroom accommodation has increased from 218 to 250.

3 FURTHER RELEASE

- 3.1 The following is a list of 1 bedroom flats which are designated for allocation to people of pensionable age and are considered to be suitable for sensitive allocation to applicants on the general housing register and those Council and RSL tenants included on the Joint Transfer list.

Shoebury Road, Gt Wakering	-	4 one bedroom flats (2 ground floor & 2 first floor)
	Note	Situated within a block of 6 flats comprising of 4 one bedroom flats & 2 three bedroom flats.
	-	Adjacent to St Johns Road – deregulated in March
Evergreens, Barling	-	8 one bedroom flats (4 ground floor & 4 first floor)

	Note	Remotely situated
Rodwells, Little Wakering	-	8 one bedroom flats (4 ground floor & 4 first floor)
	Note	Remotely situated
Sutton Road, Rochford	-	4 one bedroom flats (2 ground floor & 2 first floor)
	Note	Same design & similar location to Rochefort Drive (Deregulated in March)
Warwick Drive, Rochford	-	2 one bedroom flats (1 ground floor & 1 first floor)
	Note	Part of a development comprising of 3 one bedroom flats and 1 three bedroom house. The house and 1 flat being sold.
Boulevard, Rochford	-	7 one bedroom flats (4 ground floor & 3 first floor)
	Note	2 blocks of 4 flats – 1 sold, ground floor properties have own external door.
Harris Court, Hockley	-	7 one bedroom flats (5 ground floor & 2 first floor)
	Note	Also, within Harris Court there are 2 two bedroom flats – 1 one bedroom flat & 1 two bedroom flat has been sold.
Shepheards Court, Hockley	-	6 one bedroom flats (4 ground floor & 2 first floor)
	Note	There are also 2 two bedroom flats in Shepheards Court.
Bardfield Way, Rayleigh	-	11 one bedroom flats (6 ground floor & 5 first floor)
	Note	Situated in 2 blocks of flats – 1 first floor flat being sold –

these flats are of the same design as the general purpose flats in Bardfield Way and Hatfield Road.

In addition to deregulating the above it is recommended consideration be given to relaxing the age limit to 50 years for the following:-

Sudbury Close, Hawkwell - 15 one bedroom flats
(7 ground floor & 8 first floor)

Note 1 ground floor flat has been sold – the flats are considered to be remotely situated and in the past have proved difficult to let due to their location.

3 ENVIRONMENTAL IMPLICATIONS

3.1 Reduction in the number of properties remaining unoccupied.

4 RESOURCE IMPLICATIONS

4.1 Reduction in rent loss due to properties remaining unoccupied.

4 RECOMMENDATION

4.1 It is proposed that the Sub-Committee **RECOMMENDS**

To deregulate one bedroom flats currently designated for Aged Persons occupation as set out in the report. (HRHM)

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Background Papers:

None

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