

Report to Cabinet
11 March 2020
Report of Head of neighbourhood housing services
Subject Investment in sheltered housing communal areas

Item

11

KEY DECISION

Purpose

To consider a future investment to maintain and refurbish communal areas within the sheltered housing stock.

Recommendation

To authorise the investment to upgrade the communal areas at identified sheltered housing schemes, to ensure they remain 'fit for purpose'.

Corporate and service priorities

This report helps to meet the corporate policy great neighbourhoods, housing and environment.

Financial implications

The financial implications of this report are an investment of £363,000 over 3 years, to complete the communal upgrades recommended, following a stock survey completed by NPS in April 2018.

The 2020/21 proposed HRA capital programme includes £110,000 for the regeneration and renewal of sheltered housing communal areas. NPS has recommended further investment of £132,000 within the 2021/22 financial year and £121,000 within the 2022/23 financial year to complete this work, which will form budget proposals for the HRA capital programme in future years.

Ward/s: All Wards

Cabinet member: Councillor Harris - Deputy leader and social housing

Contact Officers:

Lee Robson – Head of neighbourhood housing services 01603 212120

Background documents

None

Report

Background

1. The council's sheltered housing stock consists of 923 properties. There are 26 schemes made up of a mixture of one and two bedroom bungalows and flats in all parts of the city. 21 of these sites have communal facilities.
2. In April 2018, NPS carried out an asset appraisal of each sheltered housing scheme. The appraisal process uses new survey information and a range of existing data to establish a score out of 100. The surveys and assessments consider:
 - Age
 - Construction Type
 - Community and Amenities
 - Accessibility and Access System
 - Frequency, type and cost of day to day repairs
 - Norwich Standard Works
 - Demand and Voids
 - Estimated 30 Year Cost Plan
 - Income and Expenditure.
 - Energy Efficiency
 - Development Potential
3. A high number of schemes were assessed to be core stock or require some refurbishment as they are in high demand, in a good and maintainable condition, in popular locations and exceed the Norwich Standard.
4. An investment of £321,812 has already been made to eight of these schemes in recent years, to ensure they remain fit for purpose and provide good quality accommodation.
5. This report, focuses on a further eight schemes that require investment. These are, Alnwick Court, Harry Perry Close, Silver Birch Court, Bradecroft, Millers Lane, Waddington Court, Alfred Nicholls Court and Meadowsweet.
6. This investment will focus on upgrading flooring throughout the communal area (this included toilets and laundry facilities); internal decoration, and upgrading internal doors where this is required in the communal areas.
7. Minor building work may be recommend by NPS Norwich to improve the use of the communal building, as well as to upgrade the current front door to the communal area with a 'sensor controlled' door for easier access for wheelchairs users and tenants with mobility issues.
8. £60,000 has also been included within the proposed 2020/21 HRA revenue budget to replace white goods and furniture.

9. With the proposed financial investment, the sheltered housing properties and schemes identified in this report will be 'fit for purpose' at least for the life of the HRA 30 year business plan and will help tenants to live independently by helping reduce social isolation.

Integrated impact assessment



NORWICH
City Council

The IIA should assess **the impact of the recommendation** being made by the report
Detailed guidance to help with the completion of the assessment can be found [here](#). Delete this row after completion

Report author to complete	
Committee:	Cabinet
Committee date:	11 March 2020
Director / Head of service	Lee Robson - Head of neighbourhood housing
Report subject:	Investment in sheltered housing communal areas
Date assessed:	4 February 2020

	Impact			
Economic (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Finance (value for money)	<input type="checkbox"/>	x	<input type="checkbox"/>	Future proofing the sheltered housing stock
Other departments and services e.g. office facilities, customer contact	X	<input type="checkbox"/>	<input type="checkbox"/>	
ICT services	X	<input type="checkbox"/>	<input type="checkbox"/>	
Economic development	X	<input type="checkbox"/>	<input type="checkbox"/>	
Financial inclusion	X	<input type="checkbox"/>	<input type="checkbox"/>	
Social (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Safeguarding children and adults	X	<input type="checkbox"/>	<input type="checkbox"/>	
<u>S17 crime and disorder act 1998</u>	<input type="checkbox"/>	X	<input type="checkbox"/>	Improved security features
Human Rights Act 1998	X	<input type="checkbox"/>	<input type="checkbox"/>	
Health and well being	<input type="checkbox"/>	X	<input type="checkbox"/>	Reduce isolation

	Impact			
Equality and diversity (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Relations between groups (cohesion)	<input type="checkbox"/>	X	<input type="checkbox"/>	Avoid social isolation
Eliminating discrimination & harassment	X	<input type="checkbox"/>	<input type="checkbox"/>	
Advancing equality of opportunity	X	<input type="checkbox"/>	<input type="checkbox"/>	
Environmental (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Transportation	X	<input type="checkbox"/>	<input type="checkbox"/>	
Natural and built environment	X	<input type="checkbox"/>	<input type="checkbox"/>	
Waste minimisation & resource use	X	<input type="checkbox"/>	<input type="checkbox"/>	
Pollution	X	<input type="checkbox"/>	<input type="checkbox"/>	
Sustainable procurement	X	<input type="checkbox"/>	<input type="checkbox"/>	
Energy and climate change	X	<input type="checkbox"/>	<input type="checkbox"/>	
(Please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Risk management	X	<input type="checkbox"/>	<input type="checkbox"/>	

Recommendations from impact assessment

Positive

Negative

Neutral

Issues