

**REVIEW OF REDDITCH BOROUGH
COUNCIL'S HOUSING STOCK FURTHER TO
COMMUNITY CONSULTATION**

SCHEME REPORTS

APPENDIX 13

Introduction

Attached are the scheme reports following the property inspections that were carried out at schemes that have communal facilities or communal entrances.

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Name of Scheme	Roxboro House.
Scheme Address	Mount Pleasant, Southcrest, Redditch.

Type of Properties	7 Flats 23 Bedsits plus 1x 3b flat (Ex Warden)
Communal Lounge	Yes
Communal Shower	Yes
Door Entry	Yes
Communal Kitchen	Yes
Guest Bedroom	Yes
Laundry	Yes
Integral Corridors	Yes
Communal Stairs	Yes
TV Licence	Preserved

Under 60's with support or Emergency Response	3
Under 60's with no support needs	0
Over 60's with support or Emergency Response.	12
Over 60's no support.	16

Recommendation
Further investigation into options required

Financial Implications
Further investigation required see page 15 - 17 Appendix 2

Observations made

- The scheme is accessed off Mount Pleasant, by a very steep sloping driveway which can be dangerous underfoot during autumn, winter and inclement weather.
- To the right of the main entrance of the scheme there is a high and steep grass slope. The building is built on a hillside, giving it a very hilly terrain. Parking is very minimal and causes a problem. There is a marked area, to enable ambulances etc. to turn around safely, but this is used on a regular basis causing problems with the larger vehicles.
- This scheme is on a bus route which goes into Redditch town centre.

Appearance and Access

- From the outside, the general appearance of the scheme is of a tired building.
- The scheme is built over four floors accessed via stairs or a lift, with entry to the scheme being gained on Floor C.
- The communal front door is quite heavy to open; an electronic door would be of benefit.

Internal Layout and Facilities

- Most of the properties are bed sits with a few one bedroom properties.
- There is a communal laundry, a shower room, which is wheelchair accessible, (both need refurbishing,) a communal lounge, a communal kitchen, that needs upgrading. Two disabled toilets and a guest bedroom.
- Good views from the back of the scheme.
- The guest bedroom is a small double room which is located off the hallway; visitors would need to use the communal shower if they wanted a shower whilst visiting residents. The guest bedroom has an adjoining toilet.

Suggested Improvements

- The lighting in the corridors is very dark; all the communal areas would need upgrading to sensor lighting.
- Roof, facias and guttering need repair and long term maintenance.

Health and Safety

To comply with the Fire Reform order of 2005, regular Health and Safety audits, Fire testing and fire awareness sessions are carried out on an annual basis within the Schemes.

- Fire talks were given tenants by the fire service, two fire evacuations have been carried out. First evacuation not many tenants responded, in the appropriate way. Letters were sent to all tenants advising them of the procedure, on the second evacuation, a lot more tenants responded, but not all.
- The meter cupboard on the lower ground floor basement, has a water penetration problem. Water runs off the sloping grass bank, which has flooded half way up the wall. The pit to the lift shaft also gets flooded during persistent rain. A pump has been fitted into this cupboard which is keeping it dry at present, should the pump break down the situation would re-occur and this would be costly.
- All of the flats have a smoke detector, which is connected to the Lifeline call alarm system in each flat. There is a communal fire alarm system which is tested by the Home Support Officers on a regular basis.
- There will be a need to prioritise Health and Safety works, such as a safe exit route in the grounds. The fire exit on floor B (lower ground) exits onto steps, with no designated pathway leading away from the building.
- On floor A (the lower ground floor) there is another fire exit, that also does not have a safe route away from the building. The terrain is very hilly, a pathway suitable for older or disabled people to use, would be very difficult to do and expensive.
- Fire Risk Assessors' report states the following:

Floor B to A – Rear escape stairwell – final exit unsuitable – not DDA compliant.
(See Appendix 19)
- The dustbin area is cause for concern. The lids of the large waste bins are unable to be closed because the ceiling of the dustbin store is too low; also, the green recycling bins are close to the communal kitchen which may cause hazards.
- The gas meters for each property are outside, along the embankment, which is very difficult to access, they need to be re-sited.

Name of Scheme	Bentley Close
Scheme Address	Bentley Close, Southcrest, Redditch.

Type of Properties	40 x 1 bed 2 x 2 bed
Communal Lounge	Yes
Communal Shower	No
Door Entry	Yes
Communal Kitchen	Yes
Guest Bedroom	No
Laundry	No
Integral Corridors	No
Communal Stairs	Yes
TV Licence	Preserved
Lifts/Stair Lift	No

Under 60's with support or Emergency Response	0
Under 60's with no support needs	0
Over 60's with support or Emergency Response.	38
Over 60's no support.	4

Recommendation

Category B – Aged 60 and over with or without a support need

Financial Implications

Essential = £12,500
Desirable = £12,000

See appendix 4

Total Cost = £24,500

Observations made

- The Scheme is made up of 6 blocks of flats, dispersed over an area within Bentley Close.
- Two of the blocks have level access, via a main entrance door, with stairs to the first floor flats. Nos.36-48.
- The block adjacent to the communal room has 2 x 2 bedroom flats.
- The rest of the scheme has 40 x 1 bedroom flats.
- This scheme is situated within a very hilly terrain, the area is very open and spacious.
- Locality to the local shops is via an uphill pathway to Oakly Road, into the car park, which gives access to the shopping centre, or a walk down Plymouth Road to the bus station will give access the Shopping Centre. Both ways tenants will have to walk up hill. There is a bus which regularly goes into town.

Appearance and Access

- Access to most of the other 4 blocks, are via steep slopes, or steps, and once inside the entrance doors some access is via stairs.

Internal Layout and Facilities

- There is a small communal lounge, which is extremely well used with various activities well attended by most of the tenants. The communal lounge would benefit from being extended, by knocking through into an adjacent garage.
- There are two toilets and a communal kitchen. There is a small parking bay outside the communal lounge, around the rest of the scheme, there are quite a few garages which tenants use for parking their cars.

Suggested Improvements

- On two of the blocks the entrance doors and windows are still wooden frames; these need to be replaced by UPVC.
- Lighting in the blocks is dark, need upgrading.
- The tenants have raised issued about the hallways and carpets in the blocks of flats, being old and dark.

Health and Safety /

To comply with the Fire Reform order of 2005, regular Health and Safety audits, Fire testing and fire awareness sessions are carried out on an annual basis within the Schemes.

- Fire talks have been given tenants by the fire service, advising them of the fire and evacuation procedures within the building.
- All of the flats have a smoke detector, which is connected to the Lifeline call alarm system in each flat. There is a communal fire alarm system which is tested by the Home Support Officers on a regular basis.
- In the event of an emergency, some tenants would have to negotiate the stairs and steps; this would cause issues to upper floor tenants with mobility issues.

Name of Scheme	Malvern House
Scheme Address	Fordbridge Close, Headless Cross, Redditch.

Type of Properties	1x bedsit HSS Office 7 x bedsits 24 x 1 bed flats
Communal Lounge	Yes
Communal Shower	Yes
Door Entry	Yes
Communal Kitchen	Yes
Guest Bedroom	Yes
Laundry	Yes
Integral Corridors	Yes
Communal Stairs	Yes
TV Licence	Preserved
Lifts/Stair Lift	No

Under 60's with support or Emergency Response	1
Under 60's with no support needs	3
Over 60's with support or Emergency Response.	17
Over 60's no support.	10

Recommendation

Category B – aged 60 and over
with or without a support need

Financial Implications

Essential = £7,500
Desirable = £8,000

See Appendix 4

Total Cost £ 15,500

Observations made

Health and Safety / Required Improvements

- There is a base office for the Home Support officers at this scheme. (1 bedsit)
- There are some parking spaces within the area, but more spaces would be of benefit.
- The properties within this scheme consist of 7 x bedsits and 24 X 1 bedroom flats.
- A regular bus service can be accessed from the top of Fordbridge close. There are also shops on Birchfield Road, within walking distance

Appearance and Access

- The scheme's main entrance is accessed by a short downhill ramp, with handrail. The main front door is old and the system is breaking down on a regular basis, it is very heavy to open, a new automatic door is needed.

Internal Layout and Facilities

- Malvern House is a scheme in two halves, the left half of the building has a more flat access to the flats, the other half of the building has a ramp down to the ground floor flats.
- Internally there is a ramped corridor giving access to 16 of the 32 flats within the scheme. The other corridor is level access.
- There is a good sized communal lounge with a very small communal kitchen.
- The lounge is also used by residents in the bungalows of Fordbridge Close.
- Outside the communal lounge in the garden area, there is a paved area, recently renovated to give better access. There are still some steps and slopes within this area.
- There is a pathway from fire exits, to a gateway in the garden, which will allow tenants to get away from the building in an emergency.
- All flats are linked to Lifeline call alarm system.
- The ceiling in the main corridor is old and made of corrugated metal.
- The scheme has a small laundry room, a single guest bedroom and a disabled toilet/shower room.
- It was generally felt that the scheme is homely, and is a place where you would want to live. The range of activities provided in the scheme included a Coffee Morning on Mondays, bingo sessions, fish and chip lunches and keep fit on a Thursday.

Suggested Improvements

- The feasibility of a lift was discussed, ideally a lift by the main door would be the most appropriate place for it, but the physical make up of the building prevents this.
- A lift could be put at the end of the ground floor corridors exiting onto the garden area, by building a lift shaft outside, bridging over, onto the upper corridor, using a porch arrangement, however it was noted that the existing fire door would need to be moved.
- In addition, the bridge over, to the upper floors, could be glazed. If this is possible, it would give access to 8 flats upstairs. This would be costly for the amount of flats it would give access to, plus the tenant would have to walk along two corridors to gain access.
- The corridors and communal lounge would benefit from a lighting upgrade with sensor lighting.
- The ground floor properties would benefit from having a door from their flats, to give them access into the communal garden.
- May need to look at building a scooter store for the future.

Health and Safety

To comply with the Fire Reform order of 2005, regular Health and Safety audits, Fire testing and fire awareness sessions are carried out on an annual basis within the Schemes.

- Fire awareness sessions have been carried by the fire service advising them of the fire and evacuation procedure.
- All of the flats have a smoke detector, which is connected to the Lifeline call alarm system in each flat. There is a communal fire alarm system which is tested by the Home Support Officers on a regular basis.
- The building has a central boiler for all hot water and heating. This causes the building to be very hot in the summer, from the under floor hot water piping. It would improve the environment conditions of the scheme if tenants had their own combi - boiler heating system within their flats.

Name of Scheme	Downsell House
Scheme Address	Downsell Road, Webheath, Redditch.

Type of Properties	20 bedsits 7 x 1 bed flats
Communal Lounge	Yes
Communal Shower	Yes
Door Entry	Yes
Communal Kitchen	Yes
Guest Bedroom	Yes
Laundry	Yes
Integral Corridors	Yes
Communal Stairs	Yes
TV Licence	Preserved
Lifts/Stair Lift	No

Under 60's with support or Emergency Response	2
Under 60's with no support needs	12
Over 60's with support or Emergency Response.	13
Over 60's no support.	0

Recommendation
Category C – aged 50 and over with or without a support need

Financial Implications
Essential = £10,350 Desirable = £24,050 Cosmetic = £ 2,500
See Appendix 4
Total Cost = £36,900

Observations made

- This scheme consists of 20 x bedsits, and 7x1 bedroom flats.
- Parking is a major issue at the scheme, because it is next door to a primary school, certain times of the day there is nowhere to park at all.
- The front door of the scheme is accessed by a slight ramp, which enters into a hallway; it has a good sized communal lounge leading off.
- Access to buses are within walking distance, but they uphill to the top of Downsell Road or downhill to Tynsell Avenue.

Appearance and Access

- The front door is very heavy, and does not always close properly, it would benefit from an electronic door.

Internal Layout and Facilities

- The scheme has a good sized laundry room.
- There is a communal shower room which needs refurbishing, and a disabled toilet.
- Installation of a lift would be very difficult and would not give access to all of the upper floors.
- The scheme is laid out in two halves with separate stair access.
- The bin store outside is located in Reyde Close, this is accessed by a steep ramp and a chute, there is another bin store which can be accessed via the garden.
- The guest bedroom is a double room with its own toilet.

Suggested Improvements

- The corridors are very dark, they would certainly benefit from upgrading and sensor lighting.
- The large gate is locked so a smaller gate would be beneficial to give the tenants access out of the garden, in the event of a fire.

Health and Safety

To comply with the Fire Reform order of 2005, regular Health and Safety audits, Fire testing and fire awareness sessions are carried out on an annual basis within the Schemes.

- Fire talks have been given tenants by the fire service, advising them of the fire and evacuation procedures within the building.
- All of the flats have a smoke detector, which is connected to the Lifeline call alarm system in each flat. There is a communal fire alarm system which is tested by the Home Support Officers on a regular basis.
- The scheme has fire exit routes, but two of them go into the garden area of the scheme. The large gate is locked so a smaller gate would be beneficial to give the tenants access out of the garden, in the event of a fire.

Name of Scheme	Evesham Road Headless Cross
Scheme Address	Evesham Road, Headless Cross, Redditch.

Type of Properties	37 x 1 bed flats
Communal Lounge	Yes
Communal Shower	No
Door Entry	Yes
Communal Kitchens	Yes
Guest Bedroom	No
Laundry	No
Integral Corridors	No
Communal Stairs	Some
TV Licence	Qualify
Lifts/Stair Lift	No

Under 60's with support or Emergency Response	0
Under 60's with no support needs	0
Over 60's with support or Emergency Response.	21
Over 60's no support.	16

Recommendations

Property numbers: 170A – 190B inclusive
Category B – Aged 60 and over with or without a support need

Property numbers: 124, 130,134, 144 – 156A inclusive
Category C - Aged 50 and over with or without a support need

Financial Implications

General lighting = £7,000

Need to investigate parking issues further

Observations made

Health and Safety / Required Improvements

- There is a small base office for the Home Support staff at this scheme.
- All tenants, ground floor or 1st floor, have their own front doors leading onto a pathway or into a small communal stairwell.
- The scheme is spread over a couple of areas, 17 flats = individual flat and two blocks containing ten flats, by the Methodist Church, and the other 24 flats are by the communal lounge area.
- The scheme is located on a busy road, it has flat access around the area, with local amenities such as a bus stop and shops in close proximity.

Appearance and Access

- Parking is an issue within both areas of this scheme, could do with more parking spaces.

Internal Layout and Facilities

- All properties within this scheme are good size one bedroom flats, either ground floor or first floor.
- There is a separate communal lounge with a communal kitchen.
- The front entrance to the communal lounge is accessed by a slight ramp, with handrails and a door entry system.
- Some of the ground floor flats have ramps and rails to their front doors.

Suggested Improvement

- Lighting in these blocks could do with upgrading to sensor lighting.

Health and Safety

To comply with the Fire Reform order of 2005, regular Health and Safety audits, Fire testing and fire awareness sessions are carried out on an annual basis within the Schemes.

- Fire talks have been given tenants by the fire service, advising them of the fire and evacuation procedures within the building.
- All of the flats have a smoke detector, which is connected to the Lifeline call alarm system in each flat. There is a communal fire alarm system which is tested by the Home Support Officers on a regular basis.

Name of Scheme	Keats House
Scheme Address	Mason Road, Headless Cross, Redditch.

Type of Properties	20 x 1 bed flats
Communal Lounge	Yes
Communal Shower	No
Door Entry	Yes
Communal Kitchen	Yes
Guest Bedroom	No
Laundry	No
Integral Corridors	No
Communal Stairs	Yes
TV Licence	Preserved
Lifts/Stair Lift	No

Under 60's with support or Emergency Response	1
Under 60's with no support needs	0
Over 60's with support or Emergency Response.	10
Over 60's no support.	9

Recommendation

Category B - Aged 60 and over
with or without a support need

Financial Implications

Essential = £8,500
For lighting, fascia's and gutters

See Appendix 4

Total Cost = £8,500

Observations made

- The scheme is made up of 20 x 1 bed flats.
- The scheme is located in an excellent location with local shops opposite, and a bus stop outside the front of the scheme.
- The block of flats numbered 1 - 4 is accessed up a slight ramp, with handrails.
- This scheme is a series of blocks of flats all having their flat doors opening onto a stairwell.
- No option for lifts, there are steps up to some of individual properties, which means disabled access is not possible.

Appearance and Access

- The main entrance to the scheme is accessed by a ramp which winds down to the communal lounge door.
- There are also steps down to the front door with handrails on both sides.

Internal Layout and Facilities

- Properties in this scheme are nearly all good sized one bedroom flats.
- There is a communal lounge with a very small communal kitchen, a large entrance hallway.
- The communal toilet was off the main lobby entrance.

Suggested Improvement

- Lighting within the blocks could do with upgrading to sensor lighting.

Health and Safety

To comply with the Fire Reform order of 2005, regular Health and Safety audits, Fire testing and fire awareness sessions are carried out on an annual basis within the Schemes.

- Fire talks have been given tenants by the fire service, advising them of the fire and evacuation procedures within the building.
- All of the flats have a smoke detector, which is connected to the Lifeline call alarm system in each flat. There is a communal fire alarm system which is tested by the Home Support Officers on a regular basis.
- In the event of an emergency, some tenants would have to negotiate the stairs and steps, if immobile this would cause issues to those with mobility problems.

Name of Scheme	Fearnings Cottages And Lea Croft Road Flats
Scheme Address	Lea Croft Road, Crabbs Cross, Redditch.

Type of Properties	Fearnings 19 x 1 bed bungalows Lea Croft 16 x 1 bed flats	Under 60's with support or Emergency Response Fearnings Lea Croft	1 0
Communal Lounge	Yes	Under 60's with no support needs Fearnings Lea Croft	0 0
Communal Shower	No	Over 60's with support or Emergency Response. Fearnings Lea Croft	15 8 5
Door Entry	Yes	Over 60's no support. Fearnings Lea Croft	10 11
Communal Kitchen	Yes	Recommendation Fearnings Cottages Category A – Aged 60 and over with a support need Lea Croft Road – General let	
Guest Bedroom	No		
Laundry	No		
Integral Corridors	No		
Communal Stairs	Yes		
TV Licence	Preserved	Financial Implications None	
Lifts/Stair Lift	No		

Observations made

- This scheme is made up of a group of 19 bungalows (Fearnings Cottages) and 16 bedroom flats located in two blocks (Lea Croft Rd).
- The flats are ground and 1st floor at Lea Croft Road.
- There is access to a bus route and a few local shops with in a short walk.

Appearance and Access

- Access to some of the bungalows (Fearnings Cottages) is down steps and slopes but alternative level access is amenable.

Internal Layout and Facilities

- There is a communal lounge, communal kitchen and toilets separate from these properties.
- Access to the communal lounge is by a small ramp and a key code door entry.
- The flats at Lea Croft Road are separate from the bungalows, they are a good size. However it is not possible to put in lifts in any of these blocks.

Suggested Improvement

- The hallway in the block of flats is made out of brickwork, very dark, could do with upgrading with sensor lighting.

Health and Safety

To comply with the Fire Reform order of 2005, regular Health and Safety audits, Fire testing and fire awareness sessions are carried out on an annual basis within the Schemes.

- Fire talks have been given tenants by the fire service, advising them of the fire and evacuation procedures within the building.
- All of the flats and bungalows have a smoke detector, which is connected to the Lifeline call alarm system in each property.
- There is a communal fire alarm system which is tested by the Home Support Officers on a regular basis.

Name of Scheme	Retreat Street
Scheme Address	Retreat Street, Astwood Bank, Redditch.

Type of Properties	16 x 1 bed flats 8 x 2 bed flats
Communal Lounge	Yes
Communal Shower	No
Door Entry	Yes
Communal Kitchen	Yes
Guest Bedroom	Yes
Laundry	No
Integral Corridors	No
Communal Stairs	Yes
TV Licence	Preserved
Lifts/Stair Lift	No

Under 60's with support or Emergency Response	0
Under 60's with no support needs	2
Over 60's with support or Emergency Response.	13
Over 60's no support.	9

Recommendations

Category C – Aged 50 and over with or without a support need

Financial Implications

None

The suggestion to brighten the brickwork was considered to be too expensive as fire retardant paint would be required.

Observations made

- The scheme is located in a very sought after area in Astwood Bank. There is access to the local bus service and local shops within walking distance. Entrance into each block is fairly level.
- The make up of the properties within this scheme are: 8 two bedroom flats and 16 good sized one bedroom flats.

Internal Layout and Facilities

- The scheme is located on two sides of Retreat St with 3 blocks on one side, and 2 blocks on the other side, with a separate communal lounge, guest bedroom, kitchen and toilet.
- Each block contains flats on the ground floor and 1st floor. There is no possibility of putting in lifts in these blocks.

Suggested Improvement

- The walls in stairwells of the flats are brick and dark. The lighting could do with upgrading, with sensor lighting.

Health and Safety

To comply with the Fire Reform order of 2005, regular Health and Safety audits, Fire testing and fire awareness sessions are carried out on an annual basis within the Schemes.

- Fire talks have been given tenants by the fire service, advising them of the fire and evacuation procedures within the building.
- All of the flats have a smoke detector, which is connected to the Lifeline call alarm system in each flat. There is a communal fire alarm system which is tested by the Home Support Officers on a regular basis.

Name of Scheme	Gorse Close
Scheme Address	Gorse Close, Astwood Bank, Redditch.

Type of Properties	4 x 1 bed flats 3 x 2 bed flats 11 x 1 bed bungalows
Communal Lounge	Yes
Communal Shower	No
Door Entry	Yes
Communal Kitchen	Yes
Guest Bedroom	No
Laundry	No
Integral Corridors	Yes
Communal Stairs	Yes
TV Licence	Preserved
Lifts/Stair Lift	No

Under 60's with support or Emergency Response	1
Under 60's with no support needs	1
Over 60's with support or Emergency Response.	8
Over 60's no support.	8

Recommendations
Bungalows - Category A- aged 60 and over or aged 18 and over with severe mobility issues
Flats – Category C – Aged 50 and over

Financial Implications
None

Observations made

Health and Safety / Required Improvements

- The scheme has 12 Bungalows, 4 x 1 bedroom and 3 x 2 bedroom flats.
- The scheme consists of a small block of flats with an integral communal lounge, kitchen and toilet and a group of bungalows.
- This scheme is in a well sought after area, in Astwood Bank, within proximity to the local bus route and the local shops within walking distance.

Appearance and Access

- The front entrance to the scheme is accessed by small gentle ramp, there is also a handrail outside the front door entrance to the block.
- The flats are located on ground floor and 1st floor. Access via a door entry system.
- It would not be viable to put in a lift. There is a step down to the rear garden.

Health and Safety

To comply with the Fire Reform order of 2005, regular Health and Safety audits, Fire testing and fire awareness sessions are carried out on an annual basis within the Schemes.

- Fire talks have been given tenants by the fire service, advising them of the fire and evacuation procedures within the building.
- All of the flats have a smoke detector, which is connected to the Lifeline call alarm system in each flat. There is a communal fire alarm system which is tested by the Home Support Officers on a regular basis.

Name of Scheme	Mendip House (Not including Loxley Close Flats)
Scheme Address	Loxley Close, Church Hill, Redditch.

Type of Properties	2 x Bedsits alternative use 4 bedsits 24 x 1 bed flats
Communal Lounge	Yes
Communal Shower	Yes
Door Entry	Yes
Communal Kitchen	Yes
Guest Bedroom	Yes
Laundry	Yes
Integral Corridors	Yes
Communal Stairs	Yes
TV Licence	Preserved
Lifts/Stair Lift	No

Under 60's with support or Emergency Response	3
Under 60's with no support needs	2
Over 60's with support or Emergency Response.	15
Over 60's no support.	8

Recommendation
Category B - aged 60 and over with or without a support need.

Financial Implications
Essential £13,000 Desirable £ 24,050 See Appendix 4
Total Cost: £37,050

Observations made

- Adjacent to YMCA there is a base office for the Home Support staff at this scheme.
- The Scheme has 24 x 1 bedroom flats and 4 bedsits. 2 bedsits used as Home Support base office and Telecare flat.
- Some of the one bedroom flats have quite small bedrooms, the rest are a good size. All the flats have very small kitchens.
- The scheme is located in a reasonable area, with shops and access to the local buses nearby. Good amenities, Post Office, dentist, chemist, doctors, hairdresser etc.

Appearance and Access

- The scheme is accessed by a gentle ramp which leads down to the front entrance. The ramp has a handrail on the left hand side.
- There are two entrances to the scheme, one on either side of the building, the main door, is an automatic one, the other a manual door.
- Parking is adequate.

Internal Layout and Facilities

- The scheme has a large communal lounge with a narrow kitchen, which was felt to be small for the size of the lounge.
- There is a guest bedroom, a communal shower room and small communal laundry.
- The scheme has a very active tenants group using the lounge to its full potential.
- We looked at the feasibility of putting in a lift through the old warden's office, to the first floor; this would not be possible because there is not adequate room on the first floor, for the lift doors to open to give access out of the lift.
- Within the scheme there is a long ramped corridor to access one side of the building to the other, or four steps outside the one entrance of the communal lounge.

Suggested Improvements

- There is a central boiler, supplying all the hot water and heating to all of the flats. The pipes are under floor, causing heat problems in the summer. New heating systems in the individual flats would benefit the properties, and reduce the carbon footprint.
- Tenants would like to have doors from their flats onto the garden.

- The scheme would benefit from upgraded lighting with sensor lighting.
- Storage for scooters may be a need for consideration for the future.

Health and Safety Issues

To comply with the Fire Reform order of 2005, regular Health and Safety audits, Fire testing and fire awareness sessions are carried out on an annual basis within the Schemes.

- Fire talks have been given tenants by the fire service, advising them of the fire and evacuation procedures within the building.
- All of the flats have a smoke detector, which is connected to the Lifeline call alarm system in each flat. There is a communal fire alarm system which is tested by the Home Support Officers on a regular basis.
- There are steps from the fire exits out to the garden area of the building.

Name of Scheme	Ibstock House and Ibstock Close
Scheme Address	Ibstock Close, Winyates, Redditch.

Type of Properties	1 x 3 bed flat 23 x 1 bed flats 10 Bungalows 1 x 3 bed bungalow
Communal Lounge	Yes
Communal Shower	Yes
Door Entry	Yes
Communal Kitchen	Yes
Guest Bedroom	Yes
Laundry	Yes
Integral Corridors	Yes
Communal Stairs	Yes
TV Licence	Qualify
Lifts/Stair Lift	Yes

Under 60's with support or Emergency Response	0
Under 60's with no support needs	0
Over 60's with support or Emergency Response.	26
Over 60's no support.	9

Recommendations

Bungalows - Category A - aged 60 and over or aged 18 and over with severe mobility issues

Flats – Category A - aged 65 and over with a support need

Financial Implications

Essential = £9,000
Desirable = £22,200

see Appendix 4

Total Cost = £31,200

Observations made

- There are 24 properties in this scheme, 23 one bedroom flats and one three bed flat ground floor and first floor, with a lift access.
- Also there are 11 bungalows: 10 x 1 bedroom and 1 x 3 bedroom.
- There is a good car park at the front of the scheme.

Appearance and Access

- Access to the local buses and shops are within walking distance from the scheme. There are a group of bungalows within close proximity to the scheme.
- The path from the car park to the main entrance is accessed up a slight incline.
- The main front door is old and heavy, needs to have a new electronic door fitted, with the door entry system re-sited on to the wall by the lounge.

Internal Layout and Facilities

- The flats are a good size with good size bedrooms.
- There is a platform lift in this scheme which gives good access for all parts of the building and is good for wheelchair users.
- The communal facilities consist of a large communal lounge, with a large well refurbished communal kitchen, a large communal shower room, and a disabled toilet, a large laundry room with good sized drying area, a guest bedroom upstairs for use of tenant's family and visitors.
- A large communal garden with a raised bed, which the tenants tend them selves. This raised bed was part of a project working with the probation service.

Suggested Improvements

- Ground floor flats would benefit from having a door into the communal garden from each flat. The corridors have recently been painted, which has made them a lot lighter, but they would benefit from having sensor lights along them to save on the carbon footprint.
- A consideration may need to be made, for the future, to have a dedicated room or storage space for scooters, which are becoming more popular. There is insufficient room to store these in the tenant's flats.

Health and Safety

To comply with the Fire Reform order of 2005, regular Health and Safety audits, Fire testing and fire awareness sessions are carried out on an annual basis within the Schemes.

- Fire talks have been given tenants by the fire service, advising them of the fire and evacuation procedures within the building.
- All of the flats and bungalows have a smoke detector, which is connected to the Lifeline call alarm system in each flat.
- There is a communal fire alarm system which is tested by the Home Support Officers on a regular basis.

Name of Scheme	Chiltern House
Scheme Address	Haseley Close, Matchborough, Redditch.

Type of Properties	8 x bedsits 17 x 1 Bed flats 8 x 2 bed flats 1 x 3 bed flat
Communal Lounge	Yes
Communal Shower	No
Door Entry	Yes
Communal Kitchen	Yes
Guest Bedroom	No
Laundry	Yes
Integral Corridors	No
Communal Stairs	Yes
TV Licence	Preserved
Lifts/Stair Lift	No

Under 60's with support or Emergency Response	5
Under 60's with no support needs	8
Over 60's with support or Emergency Response.	13
Over 60's no support.	8

Recommendation See page 13 of Appendix 2
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Financial Implications see page 13 Appendix 2 for conversion options
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Observations made

- At this scheme there is a base office for the Home Support Officers.
- The Scheme consists of 8 x bedsit's, 17 x 1 bedroom flats and 8 x 2 bedroom flats, over the lower ground, ground and first floors and a 3 bed flat ground floor level.
- This scheme is part of a building with mixed tenure, there are general lets tenant's, over 50's and owner occupiers.

Access

- The scheme is situated on a hilly terrain. Local buses are about a ten minute walk away, and the local shops are about fifteen minutes walk.

Internal Layout and Facilities

- The lower ground, ground and first floors flats, of this scheme, are deemed as Sheltered, with the top floor given to general lets tenants.
- The flats are very spacious with good sized rooms.
- Access inside the building to the properties, are via steps or stairs. The scheme has nine blocks with older person's flats in each block.
- There is a good sized garden.
- There is a communal lounge, with a communal laundry and a communal kitchen. To gain access to these facilities tenants have to walk out doors, and uphill.
- There is an external ramp leading to the entrance of the communal lounge, the doors to the lounge have a high threshold to step over restricting wheel chair access, or, access can be gained up a few stairs from within the entrance of the block of flats adjacent.

Health and Safety

To comply with the Fire Reform order of 2005, regular Health and Safety audits, Fire testing and fire awareness sessions are carried out on an annual basis within the Schemes.

- Fire talks have been given to tenants by the fire service, advising them of the fire and evacuation procedures within the building. Each sheltered property has these instructions on back of flat doors.
- All of the flats have a smoke detector, which is connected to the Lifeline call alarm system in each flat.
- There is a communal fire alarm system which is tested by the Home Support Officers on a regular basis.

- There is a good sized garden but the garden gate is locked, which could impede access in the event of an emergency.

Required Improvement

- An extension to the pathway, from the fire exit of the bottom block of flats, to the garden gate would need to put down, to enable access from this block to the garden gate.

Name of Scheme	Bredon House
Scheme Address	Woodrow Centre, Woodrow, Redditch.

Type of Properties	3 x bedsits 20 x 1 Bed flats 1 x Bedsit HSS Office
Communal Lounge	Yes
Communal Shower	Yes
Door Entry	Yes
Communal Kitchen	Yes
Guest Bedroom	Yes
Laundry	Yes
Integral Corridors	Yes
Communal Stairs	Yes
TV Licence	Preserved
Lifts/Stair Lift	No

Under 60's with support or Emergency Response	5
Under 60's with no support needs	3
Over 60's with support or Emergency Response.	6
Over 60's no support.	9

Recommendation

Category C - aged 50 and over
with or without support need

Financial Implications

Essential = £4,500

See Appendix 4

The suggestion to brighten the brickwork was considered to be too expensive as fire retardant paint would be required.

Total Cost = £4,500

Observations made

- There is a base office for the Home Support staff at this scheme. (1 x Bedsit)
- The scheme has 24 properties consisting of 3 bed sits and 20 x 1 bedroom flats, some with good sized bedrooms others with very small bedrooms.
- The scheme is located at the top of a hill from Studley Road.

Appearance and Access

- Access to the local shops and buses are via steps or a steep ramp, not ideal for those with mobility issues

Internal Layout and Facilities

- The communal lounge in the scheme is a reasonable size, with a very small communal kitchen and toilet. These could be knocked through to make a larger kitchen.
- It may be possible to put a lift into this scheme by using an outside storage cupboard and building on top of it, this would only give access to four flats. This would not be good value for money.
- There is a disabled toilet and shower room which could be converted to a purpose built shower room and disabled toilet.
- There is a guest bedroom which has a small number of steps leading up to it.

Suggested Improvements

- Internally the building corridors are ramped both ways, not practical for wheelchair usage.
- The walls in the corridors and the communal lounge could do with painting they are open breeze block.
- This scheme has got sensor lighting which is very good.
- All the ground floor flats have a door opening into the garden area and the first floor flats have a door leading onto small balconies.

Health and Safety

To comply with the Fire Reform order of 2005, regular Health and Safety audits, Fire testing and fire awareness sessions are carried out on an annual basis within the Schemes.

- Fire talks have been given tenants by the fire service, advising them of the fire and evacuation procedures within the building.
- All of the flats have a smoke detector, which is connected to the Lifeline call alarm system in each flat. There is a communal fire alarm system which is tested by the Home Support Officers on a regular basis.
- The fire exits lead into the garden, but there are no pathways giving good access routes out of the garden area, in the event of a fire. Need to put in extra pathways.

Name of Scheme	Auxerre House
Scheme Address	Studley Road, Greenlands, Redditch.

Type of Properties	19 x bedsits 6 x 1 Bed flats 2 x 2 Bed flats
Communal Lounge	Yes
Communal Shower	Yes
Door Entry	Yes
Communal Kitchen	Yes
Guest Bedroom	Yes
Laundry	Yes
Integral Corridors	Yes
Communal Stairs	Yes
TV Licence	Preserved
Lifts/Stair Lift	No

Under 60's with support or Emergency Response	0
Under 60's with no support needs	12
Over 60's with support or Emergency Response.	0
Over 60's no support.	15

Recommendations
See page 14 of Appendix 2

Financial Implications

Observations made

- The sheltered Scheme has 19 x bedsit flats and 6 x 1 bed room flats, 2 x 2 bed flats.
- One of the 2 bedroom flats was a pilot project knocking 2 bed sits through.

Appearance and Access

- This building is a mixed tenure, having two sides, one being general lettings and the other side Older Persons Housing. All tenants access the building by the same entrance door.
- Access to the sheltered side is more secure and is accessed via call entry system, or a key held by the tenant.
- There are a lot of younger tenants living on the general lets side of the building which can be intimidating for the older group of tenants.
- There is a small car park outside the front of the scheme.
- The scheme has shops within 5-10 min walk, and a bus stop nearby.

Internal Layout and Facilities

- This scheme has a passenger lift carrying eight passengers, to all four floors, this can only be accessed from the Sheltered side of the building.
- The corridors in the sheltered part of the scheme are wide and have tiled flooring; the doors to the flats are glass.
- There is a big communal lounge, off the main entrance hall, 2 x toilets which have to be kept locked because they were being used and abused, from some of the tenants and their friends on the general lettings.
- To the rear of the scheme there is a small garden.

Required Improvements

- Upgraded sensor lighting the corridors would be of benefit and reduce the carbon footprint.
- Consideration could be given to converting the lounge into a one or two bed flat.

Health and Safety

To comply with the Fire Reform order of 2005, regular Health and Safety audits, Fire testing and fire awareness sessions are carried out on an annual basis within the Schemes.

- Fire talks have been given to tenants by the fire service, advising them of the fire and evacuation procedures within the building.
- The fire exit door, on the stairs of the sheltered side of the building opens onto steps. A very large ramp would be needed to give access in the event of an emergency.
- All of the flats have a smoke detector, which is connected to the Lifeline call alarm system in each flat. There is a communal fire alarm system which is tested by the Home Support Officers on a regular basis.

Name of Scheme	Harry Taylor House
Scheme Address	Winstone Close, Lakeside, Redditch.

Type of Properties	23 x 1 Bed flats 1 x 3 Bed flat
Communal Lounge	Yes
Communal Shower	Yes
Door Entry	Yes
Communal Kitchen	Yes
Guest Bedroom	Yes
Laundry	Yes
Integral Corridors	Yes
Communal Stairs	Yes
TV Licence	Preserved
Lifts/Stair Lift	Yes

Under 60's with support or Emergency Response	0
Under 60's with no support needs	0
Over 60's with support or Emergency Response.	17
Over 60's no support.	7

Recommendation

Category A – aged 65 and over with an assessed support need

Financial Implications

Priority – Lift Installation £45,000
Essential = £10,500
Desirable = £22,200
Fixtures = £ 2,500
See Appendix 4

Total Cost = £80,200

Observations made

- The scheme has 23 x 1 bedroom flats on ground and first floor levels, with stair lift access to upper floor plus 1 x 3 Bed flat.

Appearance and Access

- The access to the Scheme is down a ramp, with handrails, from the car park or a pathway from the road.
- Tenants requested further car parking bays on the grassed area in the front of the scheme.
- Access into the scheme is via a communal front door activated by a door entry system.

Internal Layout and Facilities

- All flat doors open onto an integral corridor.
- The scheme has a good size communal lounge, with a large, recently refurbished kitchen. A guest bedroom, which is large enough for a double bed or two singles.
- There are two communal toilets; It was felt that it might be possible to convert one of the communal toilets to a level access shower, although the costs would need to be looked at.
- The scheme has a large laundry and drying area.
- There is a communal stair lift in the scheme, which is working at present; however, it would not be feasible to replace the stair lift, if it broke down. The regulations on communal stair lifts have now changed; the stairs would not comply with these regulations.
- The scheme has a good sized garden and patio area to the rear.

Suggested Improvements

- The scheme would benefit from having a lift to access the 1st floor. This could be done by building an external lift shaft in the garden, the same as Arthur Jobson House, which is an identical scheme.
- Corridors within the scheme would benefit from a lighting upgrade and sensor lighting to reduce the carbon footprint.
- Tenants would benefit by having a door from the ground floor flats onto the communal garden.
- A scooter store for the future may need to be considered.

Health and Safety

To comply with the Fire Reform order of 2005, regular Health and Safety audits, Fire testing and fire awareness sessions are carried out on an annual basis within the Schemes.

- Fire talks have been given tenants by the fire service, advising them of the fire and evacuation procedures within the building.
- All of the flats have a smoke detector, which is connected to the Lifeline call alarm system in each flat. There is a communal fire alarm system which is tested by the Home Support Officers on a regular basis.
- There are two fire exits at the end of each ground floor corridor. One opens on to steps, a ramp would need to be installed to give wheel chair access, and the other opens on to a public pathway. A mobile ramp has been put in place on this exit, although not perfect for a wheelchair user.
- The fire exit from the Communal Lounge is ramped for access.

Name of Scheme	Beoley Road
Scheme Address	Beoley Road, St Georges, Redditch.

Type of Properties	30 x 1 Bed flats 2 x 2 bed flats
Communal Lounge	Yes
Communal Shower	No
Door Entry	Yes
Communal Kitchen	Yes
Guest Bedroom	No
Laundry	No
Integral Corridors	No
Communal Stairs	Yes
TV Licence	Preserved
Lifts/Stair Lift	No

Under 60's with support or Emergency Response	5
Under 60's with no support needs	0
Over 60's with support or Emergency Response.	21
Over 60's no support.	6

Recommendation

Category C – Aged 50 and over with or without a support need

Financial Implications

Essential = £13,500
Fixtures = £5,500

Total Cost = £19,000 **see appendix 4**

Observations made

- The scheme consists of 30 x 1bed flats and 2 x 2 bed flats.
- The scheme is in two halves with a parking area dividing it. The terrain around the scheme is on a hill.
- The properties in the scheme have their own front doors opening onto pathways, with ground floor and 1st floor flats.
- There is a base office for the Home Support Officers at this scheme.

Appearance and Access

- The scheme is built on a sloping terrain.
- Parking around this scheme is very limited, with quite a few disabled parking bays.

Internal Layout and Facilities

- There is a communal lounge separate from the flats, with an L-shaped lounge which has a pillar supporting the roof.
- The communal kitchen is a good size, there are two disabled toilets.
- Outside the communal lounge there is a good garden area which has been a project working with the probation service.

Required Improvements

- Lighting in the Communal lounge would benefit from upgrading and sensor lighting.

Health and Safety

To comply with the Fire Reform order of 2005, regular Health and Safety audits, Fire testing and fire awareness sessions are carried out on an annual basis within the Schemes.

- All of the flats have a smoke detector, which is connected to the Lifeline call alarm system in each flat. There is a communal fire alarm.

Name of Scheme	Phillips Terrace
Scheme Address	Beoley Road, St Georges, Redditch.

Type of Properties	10 x 1 Bed flats 1 x 3 bed flat (storage)
Communal Lounge	Yes
Communal Shower	No
Door Entry	Yes
Communal Kitchen	Yes
Guest Bedroom	No
Laundry	Yes
Integral Corridors	No
Communal Stairs	Yes
TV Licence	Preserved
Lifts/Stair Lift	No

Under 60's with support or Emergency Response	0
Under 60's with no support needs	0
Over 60's with support or Emergency Response.	6
Over 60's no support.	4

Recommendation
Category C – Aged 50 and over with or without an assessed support need.

Financial Implications
Essential = £11,200 Fixtures = £8,000 Further £3,500 for adaptation of disabled toilet.
Total Cost = £22,700 see Appendix 4

Observations made

- There are two blocks each has its own communal entrance door, and a door entry system.
- Within this scheme there are 10 x 1 bedroom, and 1 x 3 bedroom flat, on ground floor and 1st floor.

Access

- To access the dustbin and the garden areas of the scheme there is a step down over the door threshold.

Internal Layout and Facilities

- There is a small communal lounge, communal kitchen and toilet integral to one of the block of flats.
- A ramp to the garden has been installed from the communal lounge door.

Required Improvements

- The kitchen and the toilet needs upgrading, the hot water is obtained via an ascot heater.

Health and Safety

To comply with the Fire Reform order of 2005, regular Health and Safety audits, Fire testing and fire awareness sessions are carried out on an annual basis, within the Schemes.

- Fire talks have been given to tenants, by the fire service, advising them of the fire and evacuation procedures within the building.
- All of the flats have a smoke detector, which is connected to the Lifeline call alarm system in each flat. There is a communal fire alarm system which is tested by the Home Support Officers on a regular basis.

Name of Scheme	Arthur Jobson House
Scheme Address	Sedgley Close, Abbeydale, Redditch.

Type of Properties	23 x 1 Bed flats 1 x 3 Bed flat
Communal Lounge	Yes
Communal Shower	Yes
Door Entry	Yes
Communal Kitchen	Yes
Guest Bedroom	Yes
Laundry	Yes
Integral Corridors	Yes
Communal Stairs	Yes
TV Licence	Qualify
Lifts/Stair Lift	Yes

Under 60's with support or Emergency Response	1
Under 60's with no support needs	0
Over 60's with support or Emergency Response.	20
Over 60's no support.	3

Recommendation
Category A – Aged 65and over with an assessed support need

Financial Implications
Essential = £10,100 Desirable = £22,200 Fixtures = £ 2,500
Total Cost = £34,800 see Appendix 4

Observations made

- The scheme has the same layout as Harry Taylor House, and the gardens back on to Huband Close.
- The scheme consists of 23 x 1 bed flats and 1 x 3 bed flat.

Appearance and Access

- There is good access to the main entrance to the scheme.
- It was noted that parking was currently on the road outside the scheme, and it was felt that some of the grassed area could be used to create more car parking.

Internal Layout and Facilities

- There is a good sized garden at the rear of the scheme with a seating area. Doors from the ground floor flats onto the garden would be of benefit to the tenants.
- The scheme has a good sized communal lounge with a large communal kitchen.
- There is a communal shower room, a disabled toilet and a good sized laundry.
- Within the scheme there is a fairly new lift which gives wheelchair access to the 1st floor.

Suggested Improvements

- Doors from the ground floor flats onto the garden would be of benefit to the tenants.
- The scheme would benefit from an electrical upgrade and sensor lighting.
- A storage for scooter may need to be considered for the future.

Health and Safety

To comply with the Fire Reform order of 2005, regular Health and Safety audits, Fire testing and fire awareness sessions are carried out on an annual basis within the Schemes.

- Fire talks have been given to tenants by the fire service, advising them of the fire and evacuation procedures within the building.
- All of the flats have a smoke detector, which is connected to the Lifeline call alarm system in each flat. There is a communal fire alarm system which is tested by the Home Support Officers on a regular basis.

Name of Scheme	Feckenham Road
Scheme Address	Headless Cross, Redditch.

Type of Properties	10 x 1 Bed flats
Communal Lounge	No
Communal Shower	No
Door Entry	Yes
Communal Kitchen	No
Guest Bedroom	No
Laundry	No
Integral Corridors	No
Communal Stairs	Yes
TV Licence	No
Lifts/Stair Lift	No

Under 60's with support or Emergency Response	0
Under 60's with no support needs	1
Over 60's with support or Emergency Response.	3
Over 60's no support.	6

Recommendation
General Let

Financial Implications
None

Observations made

Location

- There are shops close by and a bus stop within walking distance.

Internal Layout and Facilities

- Feckenham Road flats consist of 10 x 1 bed flats.
- There are two blocks with a communal stair way. There are no other communal facilities. A shared drying area for washing and a small communal garden.
- The flats are of good size, 5 on ground floor and 5 on the 1st floor.

Health and Safety / Required Improvements

To comply with the Fire Reform order of 2005, regular Health and Safety audits, Fire testing and fire awareness sessions are carried out on an annual basis within the Schemes.

- All of the flats have a smoke detector, which is connected to the Lifeline call alarm system in each flat.

Name of Scheme	Manor House Flats
Scheme Address	Evesham Road, Astwood Bank, Redditch.

Type of Properties	8 x 1 Bed flats
Communal Lounge	No
Communal Shower	No
Door Entry	Yes
Communal Kitchen	No
Guest Bedroom	No
Laundry	No
Integral Corridors	Yes
Communal Stairs	Yes
TV Licence	No
Lifts/Stair Lift	No

Under 60's with support or Emergency Response	0
Under 60's with no support needs	1
Over 60's with support or Emergency Response.	5
Over 60's no support.	2

Recommendation
General Let

Financial Implications
None

Observations made

Location

- There are shops within a 10 minute walk; it is on a bus route.

Appearance and Access

- A parking bay at the entrance to the flats.
- It is wheelchair accessible for the ground floor only.

Internal Layout and Facilities

- Manor House flats consist of 8 x 1 bed flats.
- These flats have a small communal hall way and stairs leading to the first floor flats. There is a shared drying area for washing and a small communal garden. There are no other communal facilities.
- The flats are of good size, 4 on the ground floor and 4 on the 1st floor.

Health and Safety / Required Improvements

To comply with the Fire Reform order of 2005, regular Health and Safety audits, Fire testing and fire awareness sessions are carried out on an annual basis within the Schemes.

- All of the flats have a smoke detector, which is connected to the Lifeline call alarm system in each flat. There is a communal fire alarm system which is tested by the Home Support Officers on a regular basis.

Name of Scheme	Mount Pleasant Flats
Scheme Address	Mount Pleasant, Redditch.

Type of Properties	4 x 1 Bed flats 8 x 2 Bed flats
Communal Lounge	No
Communal Shower	No
Door Entry	Yes
Communal Kitchen	No
Guest Bedroom	No
Laundry	No
Integral Corridors	No
Communal Stairs	Yes
TV Licence	No
Lifts/Stair Lift	No

Under 60's with support or Emergency Response	0
Under 60's with no support needs	0
Over 60's with support or Emergency Response.	5
Over 60's no support.	7

Recommendation General Let
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Financial Implications None

Observations made

Location

- The Scheme is on a bus route. The flats are of good size.

Internal Layout and Facilities

- Mount Pleasant flats consist of 8 x 2 bed flats, and 4 x 1 bedroom.
- These flats have a small communal hallway leading to the first floor stairs.
- There is a shared drying area for washing and a small communal garden. There are no other communal facilities

Health and Safety / Required Improvements

To comply with the Fire Reform order of 2005, regular Health and Safety audits, Fire testing and fire awareness sessions are carried out on an annual basis within the Schemes.

- All of the flats have smoke detectors linked to lifeline call alarm system.