

<p><b>REVIEW OF REDDITCH BOROUGH COUNCIL'S HOUSING STOCK FURTHER TO COMMUNITY CONSULTATION</b></p>
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Dear Resident

Thank you to those residents who recently met with Officers to discuss the proposals for Auxerre House. As promised we are arranging to speak to you all again following the decision of the Executive Committee on 28<sup>th</sup> July, 2010.

### **Background**

The Older Persons' Housing and Support Strategy was approved by Full Council on 18<sup>th</sup> September, 2009. The implementation of the Action Plan was subject to Community Consultation.

Consultation began at the end of September, 2009 and Officers came to Auxerre House in October, 2009 to update residents on the progress of the Strategy, discuss the 'standards' that schemes were being measured against, explain the priorities in the Action Plan and advise what was going to happen next. Consultation ended in March 2010 with a conference at the Town Hall.

One of the elements in the Action Plan involved reviewing sheltered housing and Officers proposals have now been presented to the Executive Committee who have approved them in principle.

### **Observations**

Auxerre House is currently divided into two halves. Half being older persons' accommodation for over 50's and the other half is general let. There is a high volume of bed sit accommodation. Although there is a lift to upper floors and adequate parking there have been some problems with the 'division' of the building and internal access and security has been compromised. In addition, the foyer is communal and shared by both sides.

Due to the mixed tenure, high volume of bed sits which are difficult to let and low need for the Home Support Service, Auxerre House is not considered suitable as Older Persons Accommodation.

The Council recommended that Councillors consider the following options:

- Offering the accommodation as an opportunity for first time buyers under the Homebuy Scheme. HomeBuy enables social tenants who are first time buyers to buy a share of a home and get a first step on the housing ladder.

**OR**

- Consideration could be given to changing this scheme to general let as the bed sit accommodation is not considered suitable for older people and the rest of the building is already general let. Officers would meet with residents to discuss a sensitive approach to allocations if this option is approved.

## **WHAT HAPPENS NOW**

The Executive Committee has requested that Officers give residents the opportunity to comment and Officers will present any feedback at the next meeting of the Executive Committee on 8<sup>th</sup> September, 2010. Full consideration will be given by Council on 20<sup>th</sup> September, 2010. We will contact you again after that date to let you know the outcome.

**This meeting will be held at Bredon House lounge on Friday 13<sup>th</sup> August** (if you are unable to attend this meeting and would like to comment or ask any questions please contact us as below).

Whatever the final decision we will work closely with you all for as long as necessary. If required you can be assigned a dedicated Officer or independent party who can support you through the process and offer you advice.

You will still be a tenant of Redditch Borough Council.

## **CONTACT DETAILS**

You can contact any member of the project group for further information or clarification:

Sharon Powell	(01527) 64252	ext. 4004
Carol Cockette	(01527) 64252	ext. 7601

# Executive **Appendix 2**

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Emma Cartwright (01527) 64252 ext. 3994

Yours sincerely

Liz Tompkin  
Head of Housing

<p style="text-align: center;"><b>PROPOSED CATEGORIES FOR OLDER PERSONS COUNCIL ACCOMMODATION IN REDDITCH</b></p>
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### **Older Persons Supported Housing – Category A**

- suitable for persons aged **65** years old and over **and** who have an assessed support need.
- acceptable safety and security standards
- in a suitable, desirable location
- suitable internal and external access, including a lift to upper floors
- suitable communal facilities
- eligible to join in communal activities at other schemes

### **Older Persons Housing – Category A Bungalows**

- suitable for persons aged **60** years old and over with preference to be given where there is an assessed support need or to a wheelchair user
- also suitable for adults aged 18 years old and over with severe mobility issues or wheelchair users
- suitable internal and external access
- eligible to join in communal activities at other schemes

### **Older Persons Housing for Over 60's– Category B**

- suitable for persons aged **60** years old and over with or without an assessed support need
- priority would be given to wheelchair users in level access units
- priority would be given to those with an assessed support need
- upper floors (where appropriate) only suitable for mobile persons
- priority to move to lower floors would be given to current upper floor residents if criteria met
- suitable internal and external access
- eligible to join in communal activities at other schemes

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## **Over 50's Housing – Category C**

- suitable for persons aged 50 years old and over with or without an assessed support need
- upper floors (where appropriate) only suitable for mobile persons
- priority on lower floors would be given those with mobility issues
- priority to move to lower floors would be given to current upper floor residents if criteria met
- eligible to join in communal activities at other schemes

<b>Meeting to be held in the main lounge at:</b>	<b>For residents of:</b>	<b>Date/Time</b>
<b>Chiltern House</b>	Matchborough	Wednesday 4 <sup>th</sup> August <b>2.00pm</b>
<b>Malvern House</b>	Headless Cross	Tuesday 10th August <b>1.00pm</b>
<b>Evesham Road</b>	Headless Cross	Tuesday 10th August <b>2.15pm</b>
<b>Keats House</b>	Headless Cross	Tuesday 10th August <b>3.30pm</b>
<b>Roxboro House</b>	Mount Pleasant Mayfields	Wednesday 11th August <b>10.00am</b>
<b>Bentley Close</b>	Southcrest	Wednesday 11th August <b>11.15am</b>
<b>Retreat Street</b>	Astwood Bank Feckenham	Wednesday 11 <sup>th</sup> August <b>2.00pm</b>
<b>Fearnings Cottages</b>	Crabbs Cross Oakenshaw	Wednesday 11 <sup>th</sup> August <b>3.15pm</b>
<b>Town Hall Committee Room 2</b>	All areas	Wednesday 11 <sup>th</sup> August <b>6pm</b>

# **Executive**

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<b>Bredon House</b>	Greenlands Woodrow	Friday 13 <sup>th</sup> August <b>10.00am</b>
<b>Beoley Road</b>	Town Centre Abbeydale Lakeside	Friday 13 <sup>th</sup> August <b>11.15am</b>
<b>Downsell House</b>	Webheath Batchley	Friday 13th August <b>2.00pm</b>