

Executive

Appendix 3

8th September 2010

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

Following the Review of Sheltered Housing and further to community consultation, Officers have asked the Executive Committee to consider proposals for revised categories for Older Persons Council Accommodation in the Borough. Approval, in principle, was given at the Committee's latest meeting held on 28th July, 2010. Full details of the proposed categories for Older Persons Housing are listed on the reverse of this letter.

Background

The Older Persons' Housing and Support Strategy was approved by Full Council on 18th 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 Chiltern 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.

Observations

Chiltern House is currently enjoyed as older persons' accommodation by several residents. It is already part general let and some tenants have already exercised their right to buy.

The combination of general let and older persons' accommodation has generally worked well but tenants are concerned that a return to general let would increase the risk of anti social behaviour. The current residents over 50 do not want anything to change and some have actively contributed to the consultation period throughout.

However, there are several sets of steps to negotiate to reach the higher floors and even steps to access the lower ground floors (alternative access to lower ground floors can be obtained at the back of the building). A lift is not feasible as it would not serve enough flats. It is not conducive to lifetime accommodation as in the event of mobility issues there are considered to be too many steps and turns to negotiate to some floors. The lower floor also has 50% bedsit accommodation.

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The Executive Committee approved, in principle, the Council's recommendation that the building be returned to general let with a sensitive lettings plan.

WHAT HAPPENS NOW

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

The meeting will be held in the Chiltern House lounge on Wednesday 4th August, 2010 at 2pm

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
Emma Cartwright	(01527) 64252	ext. 3994

Yours sincerely

Liz Tompkin
Head of Housing

<p>PROPOSED CATEGORIES FOR OLDER PERSONS COUNCIL ACCOMMODATION IN REDDITCH</p>

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

Proposed allocation of Properties to the new Categories

Category A (Communal) – Aged 65 and over

Arthur Jobson House, Harry Taylor House and Ibstock House

Category A (Bungalows) – Aged 60 and over

Ashton Close, Ashorne Close, Banners Lane, Blythe Close, Brinklow Close, Cedar Road, Cedar View, Chedworth Close, Clifton Close, Coupass Cottages, Deans Close, Drayton Close, Eathorpe Close, Fearnings Cottages, Fladbury Close, Flanders Close, Fordbridge Close, Frankton Close, Fulbrook Close, Gorsey Close, Grendon Close, Holloway Park, Ibstock Close, Ilmington Close, Johnson Close, Kenilworth Close, Lightoak Close, Lyndenwood, Mickleton Close, Pitcheroak Cottages, Sandhurst Close, St Georges Gardens, St Lukes Cottages, Treville Close, Upperfield Close, Western Hill Close, Willow Way, Winslow Close, Yardley Close and Yew Tree Close

Category B – Aged 60 and over

Bentley Close, 170A – 190B Evesham Road, Keats House, Malvern House, Mendip House

Category C – Aged 50 and over

Beoley Road, Bredon House, Downsell House, Evesham Road (124 – 156a), Gorsey Close flats, Phillips Terrace, Retreat Street

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Bungalows at: Crabbs Cross Lane, Paddock Lane, Patch Lane, Sycamore Avenue, Whitchurch Close, Yarningale Close

Properties not considered suitable as Older Persons' Accommodation

Auxerre House, Chiltern House, Roxboro House and flats at: Feckenham Road, Grange Road, Lea Croft Road, Loxley Close, Manor House, Mount Pleasant, Paddock Lane, Sandhurst Close and St Georges Road.