

**Minutes from Chiltern House Tenants meeting  
re Sheltered Housing proposals ,  
held on 4th August 2010**

**Present:**

Sharon Powell, Carol Cockette, Helen Cook. RBC officers  
Cllr Brunner, Cllr A Clayton,

**Tenants:** Margaret Welland (43,) Vera Murphy,(38) Mr & Mrs Willmot,(36)  
J. M Rusk,(39,) Mr & Mrs Kipling,(1) Elzbietq Jagusiqk (3)

Sharon introduced herself and welcomed everyone to the meeting.

Sharon advised the meeting of what was proposed for Chiltern House in the Sheltered Housing Strategy. The proposal being put forward to Councillors will be: **Chiltern House is not suitable to be kept has Older persons accommodation**, the reports recommends it to go to general lets. Sharon explained how this conclusion was reached.

As a housing provider we have to meet certain standards for properties to be deemed has suitable for older people. We had to look at the Disabled Discrimination Standards and other standards that Government expect Older persons housing to meet, where ever possible.

Chiltern House does not have level access to the flats, which is a key factor to meeting these standards.

The scheme is already mixed tenure, with some general lets and some privately owned properties. The access to flats in most of the blocks, are via stairs.

Sharon explained if the scheme does go to general lets the Council was not asking tenants to move, if they wanted to stay in their flats, but if any tenants felt they wanted to move then we would work with them to achieve this.

In the report there is a request for finance for a full time dedicated officer, to work with tenants who have concerns or wish to move.

It will be April 2011, before any changes take place, and we will work with tenants to make sure their lifestyles are not being impeded up on.

From our meetings, and talking to tenants, we have listened to their concerns, of them wanting to know who will be signed up to properties if the scheme goes to general lets.

We have agreed to meet with tenants in each individual Scheme, to put in a local lettings plan to suit the needs of that scheme, which could identify, that any Sheltered housing flats, that become vacant after April 2011, be let to over 50's initially, this could be reviewed annually.

Margaret Welland raised her concerns if the scheme was changed to general lets, she said she felt very let down by the Council, nothing had been discussed at the meetings she had attended to say it would be recommended to go to general lets.

Sharon said there was never any mention of what category any of the schemes were going into at the meetings. It was not until the criteria was identified, that we started to put the relevant schemes into categories.

Cllr Clayton asked about concessionary T.V Licences?

Helen replied that only part of the scheme was covered by the concessionary TV licence, which is now on preserved rights. Anyone over the age of 75years gets the TV licence free.

Mike Chawner asked what would be the criteria for a local lettings plan.

Cllr Brunner said the local lettings plans would be different for each scheme depending on what tenants want from each plan. e.g, could change a block at a time, 'no dependents' or over 50s. in Chiltern House.

Cllr Brunner said we could not say 'Who' moves in but with a local lettings plan we can put in various criteria, which tenants would have had an input into, which gives the tenants more say than they have now.

Margaret Welland asked about the change of use for the Communal Lounges. Sharon replied a more in depth consultation would need to be carried out for consideration by the Councillors. We would need to look at the usage of the Lounges in the schemes to identify if a better could be found.

Helen informed the meeting that many activities had been arranged in the lounge but have been very poorly supported. Tenants can go to Ibstock House, on Dial- a- ride to partake in any of the activities there.

Cllr Brunner asked the tenants to think constructively, on what needs to be taken back to Councillors.

Mike Chawner felt the tenants should take on board what has been said, especially about the local lettings plans and the Communal Lounge, if any of you have thoughts on further use for the lounge make your thoughts known. He advised them to read the documents.

Margaret Welland was very upset about the decision, and felt over the years that she has lived in Chiltern House it has been neglected and this will now get worse.

Cllr Brunner and Cllr Clayton outlined some of the positive that have been carried out around Chiltern House recently, such as the joint garden project with 'Your Ideas' group, new paving in the front of the blocks, new flooring in three blocks, with the rest of the blocks to be completed within the next few months.  
Trees taken down from the back garden.

Mike Chawner said to the group that he thought the Council were trying to be forward thinking, by trying to meet DDA standards, as best as they can, with reasonable adjustments, and the resources they have.

He felt by putting the Sheltered Schemes into the A.B.C categories would enable officers, at a future date, to work on categories separately if needed.

He advised the group to be involved with the Local letting plan and the criteria, and think about what is important to them, and to speak to their Councillors who can advise them as well.