



Report to Cabinet

Subject **Low Demand Accommodation Review**

Date **16 March 2006**

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1. Purpose of the Report

To update members on the progress with regard to the Low Demand Accommodation Review and to propose the remodelling and change of use to temporary accommodation for families, of Killisick Court, Arnold.

2. Background

The Low Demand Accommodation Review has been overseen by the Stock Options Working Party. It has considered the options for 8 low demand Sheltered Housing Schemes. These are:-

- Tavill Field, Arnold – Upper floor flats – No lift
- Westmoore Court, Mapperley – Bedsits
- St Andrews House, Mapperley – Bedsits
- Moreland Court, Carlton – One bedroom flats
- Killisick Court, Arnold – Bedsits and 7 one bedroom flats
- Ernehale Court, Arnold – Bedsits – no lift
- Lendrum Court, Burton Joyce – Bedsits
- Moyra House, Arnold – Bedsits

There are approximately 20 Sheltered Housing units within the above low demand schemes void at any one time. This means that taken overall, the equivalent of one whole scheme has been left permanently void due to lack of demand. Trends indicate that this situation is likely to deteriorate leading to a greater number of voids and consequently a substantial loss of revenue. In addition to this, the Hostel Accommodation Review carried out by the Services Scrutiny Committee found that the authority needed to relocate its temporary

accommodation from the Balmoral Hostel at Colwick because the property is not considered to be ideally suited to accommodating homeless households and does not lend itself to re-modelling for the purpose. The Committee therefore recommended the consideration of the re-designation of a Sheltered Scheme as an appropriate alternative.

An analysis of demand and lettings was carried out for the above Sheltered Housing Schemes in 2004. It was found that average void periods for the schemes outlined in this report were higher than the Key Performance Indicator figure of 38 day for all properties in 2003/4. Schemes with the highest void figures were:-

- Killisick Court 124.7 days
- Ernehale Court 108.8 days
- Lendrum Court 83.3 days
- Tavill Field 71.9 days
- Westmoore Court 56.5 days

An analysis was also carried out with regard to Average Waiting Times. The average time an applicant had to wait to be re-housed into all warden aided and extra care schemes in 2003/4 was 8.7 months. The average waiting time for the above schemes was:-

Ernehale Court	1.3 months
Killisick Court	1.3 months
Lendrum Court	1.3 months
Tavill Field	2.0 months
Westmoore Court	2.3 months

In addition to this, it was found that 17% of all lettings within Sheltered Schemes were to applicants living outside the borough. Such applicants are registered on the Reserve Band and are only considered for re-housing when the General Band waiting list has been exhausted (that is that there are no applicants from within the borough for this type of accommodation). Schemes outlined above with over 25% of applicants in this category were:-

Killisick Court	67%
Lendrum Court	50%

The above information clearly confirmed low demand for these schemes and as a result the Stock Options Working Group concluded that the authority owns at least one Sheltered Scheme in excess of demand.

A consultancy expert in this field, Property Techtonics, subsequently carried out a Scheme Appraisal on the 8 schemes.. The appraisal outlined options and

approximate costings for re-designating, remodelling, or rebuilding of the schemes within the appraisal.

A desktop review was subsequently carried out, which considered the above information and, following discussion with the Stock Option Working Group, a further design and costing exercise was carried out with regard to Killisick Court. The option of re-designation of this scheme for use as temporary accommodation was also to be considered.

3. Outcome

Cullen Carter and Hill Architects were appointed to carry out a design and costing proposal with regard to Killisick Court. This work confirms that the scheme is suitable for remodelling. The proposed design contains the following:-

Bedsit Flats	2
1 Bedroom Flats	10
2 Bedroom Flats	8.

The current office space, communal meeting rooms and kitchen facilities are proposed to remain.

It is considered that this design and make-up of the scheme would be suitable for use for temporary accommodation for families.

4. Proposals

To propose the closure, subsequent remodelling and change of use of Killisick Court, Arnold to temporary accommodation for homeless households. It is anticipated that there will be on-site housing management support provided via a Service Charge. It is also intended to submit a bid to the Nottinghamshire Supporting People partnership for the funding of a Supported Housing officer to provide support to families, both, in this and other temporary housing across the borough.

To propose a temporary amendment to the Allocations Policy, which gives residents of Killisick Court urgent priority for re-housing to appropriate alternative accommodation.

To propose the payment of Home Loss payments to the residents of Killisick Court under the Home Loss Payments Regulations 2003, of £3100 and the payment of Disturbance Allowance to cover costs such as a packing service, removals, disconnection/re-connection of utilities, lifting and relaying of carpets.

5. Resource Implications

The estimated costing for the scheme is £623k (excluding Professional Fees and VAT).

A budget will also need to be created to cover Home Loss Payments and Disturbance Allowances as outlined below:-

Home Loss Payments	£3100 x 23	£71,300
Disturbance allowances (est.)	£1200 x 23	<u>£27,600</u>
Total		£98,900

The scheme can be funded from the Capital Receipt from the sale of Balmoral House, Colwick of approximately £330,000 (subject to member approval), and Capital Receipts from the sale of land (Garage Plots) of approximately £757,000. (subject to member approval). The details of these proposed sales are subject to separate reports.

6. Consultation

The whole process of this review has been carried out in consultation with and overseen by the Stock Options Working Party. Update reports have also been forwarded to the Services Scrutiny Committee.

Meetings have been held with the residents of the court. There was also some representation from wider residents in the area at each meeting.

A series of one to one meetings have also been carried out with each individual resident to ascertain their views and preferences for re-housing. These meetings have been carried out in a sensitive and supportive manner by senior managers. All residents have now outlined their preferences for re-housing.

The department has received a letter from the Arnold and Killisick Residents Association on 14 December 2005. The letter asks the council to consider the problems outlined in the enclosed minutes of two meetings of the association prior to making any decision with regard to Killisick Court. The minutes outline problems in the area mainly with regard to the Youth Club and fires on the Killisick Nature Reserve. It is understood that the Youth Club has since closed. The association has been kept informed of the progress of future plans for Killisick Court via officer and member attendance at meetings.

The department has also received a petition from the residents of Milton Court, Arnold objecting to the change of use of Killisick Court to a different section of the community. This objection is on the grounds that the residents use the dark alleyway from Coppice Road as access to their complex and highlights the fact

that this already causes them anxiety without the added worries of the proposed change of use at Killisick Court.

The process has also been subject to several Freedom of Information enquires, which have been duly responded to.

7. Recommendations

To recommend the closure, subsequent remodelling and change of use of Killisick Court, Arnold to temporary accommodation for homeless households.

To recommend a temporary amendment to the Allocations Policy to give residents of Killisick Court urgent priority for re-housing to appropriate alternative accommodation.

To recommend the payment of Home Loss payments to the residents of Killisick Court under the Home Loss Payments Regulations 2003, of which is £3100 and the payment of Disturbance Allowance to cover costs such as a packing service, removals, disconnection/re-connection of utilities, lifting and relaying of carpets, etc. up to £1200 per resident.