

ABERDEEN CITY COUNCIL

COMMITTEE	Housing & Environment
DATE	26 August 2014
DIRECTOR	Pete Leonard
TITLE OF REPORT	Housing for Varying Needs Review – progress update
REPORT NUMBER:	H&E/14/059
CHECKLIST RECEIVED	Yes

1. PURPOSE OF REPORT

The purpose of this report is to update elected members of the progress of the Review of Housing for Varying Needs – A Strategic Review of our Sheltered and Very Sheltered Housing. In particular the report will update committee of the progress of changes being introduced at ten locations where sheltered housing developments are progressing toward amenity housing. This change was recommended and approved by the Housing and Environment Committee on 15 January, 2013.

2. RECOMMENDATION(S)

1. It is recommended that committee note the progress of the implementation plan at ten locations previously approved for transition from Sheltered to Amenity accommodation
2. Approve the recommendations to continue with the transition to amenity standard for all buildings except Berry Moss Court and Parkhill Court.
3. Approve the amended recommendation for Berry Moss Court and Parkhill Court to be assessed as a single unit and returned to sheltered housing subject to consultation with the tenants.
4. Note that Meadow Court and Seaview House continue to have demand issues and will be included in a future report to committee following completion of a review of all remaining complexes.

3. FINANCIAL IMPLICATIONS

3.1 Physical changes to buildings will be funded from the housing revenue account and an award from the Change Fund for the installation of new telecare systems.

3.2 The outcomes of the review are intrinsically linked to the proposals put forward within the 5 year Corporate Business Plan and the HRA Business Plan.

4. OTHER IMPLICATIONS

4.1 Any changes to staffing levels, their remits, roles and responsibilities will be undertaken in full consultation with staff and their Trade Unions.

4.2 Communication with tenants has been ongoing throughout the implementation phase with regular updates being provided to the Sheltered Housing Network/Forum and updates to the web pages of Aberdeen City Council's site.

5. BACKGROUND/MAIN ISSUES

Where committee approval was agreed to change sheltered housing to amenity housing at ten locations, current tenants were given the option to apply to have their housing support service changed from sheltered housing to amenity housing. Tenants were notified of this at a tenant meeting and by letter. On site staff have completed the assessment process with 48 tenants and the housing support service has changed in 47 of these cases. The locations included in this process were:

Development Name	House Type	Location	Size	Amenity Assessments Approved
Balmoral Court	Multi storey	Holburn	55	2
Bede House Court	Cottage	Old Aberdeen	24	4
Berrymoss Court	Flatted	Dyce	21	0
Constitution Lane*	Flatted	King Street	8	2
Constitution Street*	Flatted	King Street	8	0
Craigton Park	Flatted	Mannofield	26	7
Meadow Court	Multi Storey	Tillydrone	55	4
Parkhill Court	Flatted	Dyce	20	1
Regensburg Court	Multi Storey	Sheddocksley	55	9
Seaview House	Multi Storey	Seaton	55	12
South	Flatted	King Street	24	5

Constitution Street*				
Thorngrove Court	Cottage	Mannofield	12	0

*Sheltered flats at Constitution Lane/Constitution Street/South Constitution Street are supported by on site staff based at Constitution Court

Void turnover at these developments have also contributed to the implementation of the change to amenity housing in the following way:

Development Name	Size	Amenity Assessments Approved	Void turnover	% of amenity tenants
Balmoral Court	55 flats	2	9	20%
Bede House Court	24	4	3	29%
Berrymoss Court	21	0	1	4.5%
Constitution Lane	8	2	2	50%
Constitution Street	8	0	0	0%
Craigton Park	26	7	1	30.5%
Meadow Court	55	4	14 (9 void)	32.5%
Parkhill Court	20	1	1	10%
Regensburg Court	55	9	12	38%
Seaview House	55	12	10 (2 void)	40%
South Constitution Street	24	5	2	29%
Thorngrove Court*	12	0	5	41.5%

*Assessments have not been completed at Thorngrove Court as there are no on site staff – this transition will be progressed with telecare upgrades at occupied and void property.

Review of Progress, July 2014:

A multi agency review panel met to review the progress of the change to amenity housing at the 10 locations. The review panel includes colleagues from Regeneration and Housing Investment, Housing & Environment, Social Care and Wellbeing and Bon Accord Care.

The review panel was satisfied that the initial recommendations for the following buildings remained appropriate and that continuation of the transition to amenity was appropriate;

Balmoral Court

Bede House Court

Constitution Lane/Constitution Street/South Constitution Street

Craigton Park
Regensburg Court
Thorngrove Court

The review panel was satisfied that the initial recommendation for the following buildings needed further review due to continuing issues with demand for the properties:

Meadow Court
Seaview House

The review panel was satisfied that the initial recommendation for the following buildings remained appropriate as they were not financially viable due to the low number of units. However, the buildings are in close proximity and would be financially viable as sheltered housing if jointly assessed. Accordingly, the review panel recommends that these buildings be returned to sheltered housing subject to consultation with the residents. This will re-instate sheltered housing provision to the Dyce area.

Berrymoss Court
Parkhill Court

Assessments of each building are attached at Appendix A.

6. IMPACT

The community plan sets out our vision for the future of the City – an even better place to live and work, where people can expect high quality services to meet their needs.

This project meets the following objectives:

- Homes challenge – improve the quality of housing and environment for individuals and the community
- Adopt and implement strategies to support independent living for people with special needs.

It also meets the objectives in the policy document “Aberdeen – the Smarter City”:

- Smarter living – we will enhance the physical and emotional wellbeing of all our citizens by offering support and activities which promote independence, resilience, confidence and self esteem.

Aberdeen City Waste Strategy – 2010 – 2015

- Reduce, re-use and recycle – the recent changes to the clearance of empty property will assist this council to achieve its targets by recycling items to the next tenant.

The contents of this report will treat citizens equally in terms of race, gender, LGBT, older people and people with disabilities.

7. MANAGEMENT OF RISK

None

8. BACKGROUND PAPERS

- The Aberdeen City and Aberdeenshire Housing Needs & Demand Assessment 2010
- Housing Statistics for Scotland 2011: Key Trends Summary 2011, Scottish Government
- All our futures - Planning for a Scotland with an ageing population, Scottish Government
- The Reshaping Care for Older People: A Programme for Change 2011-2021, Scottish Government
- Age, Home and Community: Strategy for Housing for Scotland's Older People: 2012-2021, Scottish Government
- The Review of Sheltered Housing in Scotland, York Health Economic Consortium (YHEC) on behalf of Scottish Government, 2008
- Shifting the Balance of Care, NHS Scotland
- National Telecare Development Programme Scotland
- Welfare Reform Act 2012

9. REPORT AUTHOR DETAILS

Graham Souter, Housing Manager, GSouter@aberdeencity.gov.uk,
Tel: (01224) 522135

SHELTERED HOUSING REVIEW



BALMORAL COURT, HOLBURN STREET, AB10 7GW

OVERVIEW/BACKGROUND

Balmoral Court is a multi storey block built in 1969; the accommodation is arranged over nine floors and comprises 54 one bedroom flats and one two bedroom flat which was formerly warden accommodation. The complex benefits from a common room with kitchen, laundry, hobby room, library, and off street parking.

This development is changing from sheltered housing to amenity housing as per the recommendation of the Housing for Varying Needs Review panel in 2012. Since this change was introduced, two of the existing sheltered housing tenants have changed their housing support to amenity level and nine flats have been let as amenity as a result of void turnover.

Demand:

Demand for the complex as amenity housing is excellent for the one bedroom vacancies with four applications on the support list with “medium” priority and nine on the support list with a “low” priority. There are three applicants on the support list for a two bedroom amenity flat – one has “high” priority and the other two have “medium” priority. There is no challenge in letting this development and no void rent loss problem.

REVIEW JULY 2014

The recommendation of the multi agency review panel is that this development should continue to be changed to amenity housing.

SHELTERED HOUSING REVIEW



**BEDE HOUSE COURT, ST MACHAR DRIVE, AB24 1UU
11, 12, 13, 14 DUNBAR STREET, AB24 3UD**

OVERVIEW / BACKGROUND

Bede House Court/Dunbar Street is a low rise complex built in 1963. The total number of units at this complex is 24; 22 one bedroom cottages, one bedsit cottage and one two bedroom cottage. The complex is beautifully kept and there are grassed areas around the accommodation. The property is close to public transport links to the city centre and within easy access to shops and medical facilities.

This development is changing from sheltered housing to amenity housing as per the recommendation of the Housing for Varying Needs Review in 2012. Since this change was introduced, four of the existing sheltered housing tenants have changed their housing support to amenity level and three cottages have been let as amenity housing as a result of void turnover.

Demand:

There are no applicants waiting for a bedsit amenity cottage and there are 52 applicants waiting to be allocated a one bed amenity flat. Void rent loss could potentially be an issue in relation to bedsit amenity cottages but, at this time, no such void has been relet.

REVIEW JULY 2014

The recommendation of the multi agency review panel is that this development should continue to be changed to amenity housing.

SHELTERED HOUSING REVIEW



BERRYMOSS COURT, NETHERVIEW AVENUE, DYCE, AB21 7DG

OVERVIEW / BACKGROUND

Berrymoss Court is a small low rise sheltered housing complex built in 1976. The complex was refurbished in 2007/08 and all former bedsit property was converted to small one bedroom units. The accommodation is spread between three floors. There are 21 units including 11 one bedroom/two person flats, nine one bedroom/one person flats and one three bedroom flat.

This development is changing from sheltered housing to amenity housing as per the recommendation of the Housing for Varying Needs Review in 2012. Since this change was introduced, none of the current sheltered housing tenants have changed their housing support to amenity level and one flat has been let as amenity housing as a result of void turnover.

Demand:

Demand for the complex is low with two applicants on the medium priority list and seven on the low priority list. There are no applicants on the urgent housing list for this area and house type and no applicants waiting for a three bed sheltered flat. The area and house type: Dyce, amenity flat is used to allocate tenants to both developments in Dyce – Parkhill and Berrymoss.

REVIEW JULY 2014

None of the existing tenants were interested in being assessed for amenity housing and there is low demand on the waiting list. The multi agency review panel recommendation is that this development should continue as sheltered housing.

SHELTERED HOUSING REVIEW



CRAIGTON PARK, CRAIGTON ROAD, MANNOFIELD, AB15 7UF

OVERVIEW / BACKGROUND

Craigton Park is a modern low rise complex built in 1990; the accommodation is a cluster of blocks with all accommodation either at ground floor or first floor level. There are 25 one bedroom flats and one two bedroom flat (two of the one bedroom flats are located in a cottage building on Craigton Road). Twelve of the flats are on the first floor level and fourteen are on the ground floor level. The complex benefits from a common room with kitchen, guest accommodation and off street parking.

The recommendation of the HVN Review panel was that this development should be let in future as amenity housing. Since this change was introduced; 1 flat has been let as amenity housing and seven tenants have been assessed as being adequately supported as amenity tenants.

Demand:

There are currently 40+ applications registered for an amenity flat in the Mannofield letting area.

Twenty two applications on the one bedroom list have medium priority and the remainder have low priority. There is a healthy waiting list for the two bed option with fourteen applications registered.

REVIEW JULY 2014

The recommendation of the multi agency review panel is that this development should continue to be changed to amenity housing.

SHELTERED HOUSING REVIEW



MEADOW COURT, AUCHINLECK ROAD, TILLYDRONE, AB24 2YX

OVERVIEW - BACKGROUND

Meadow Court is a multi storey block constructed in 1971; it is arranged over nine floors and has 55 flats (54 one bedroom, one two bedroom). The block benefits from a common room, laundry and off street parking. The block is located in a pleasant area close to the River Don. There are flower pots and seating areas outside the building.

The recommendation of the HVN Review panel was that this development should be let in future as amenity housing. Since this change was introduced; fourteen void flats have been/will be let as amenity housing and 4 tenants have been assessed as being adequately supported as amenity tenants.

Demand:

There are no applicants registered for a multi storey amenity flat and there are currently 7 long term void flats at this development. The Housing Advice Service is currently contacting applicants on other housing lists to ascertain if these applicants would be interested in being considered for Meadow Court.

REVIEW JULY 2014

The decision of the multi agency review panel is that the implementation of amenity housing at this development should continue at this time. The challenges facing officers in letting Meadow Court will be reported to this committee in December 2014.

SHELTERED HOUSING REVIEW



PARKHILL COURT, BALLOCH WAY, DYCE AB21 7HF

OVERVIEW - BACKGROUND

Parkhill Court is a low rise sheltered housing complex built in 1976. The complex was refurbished in 2009/10 and all former bedsit property was converted to small one bedroom units. There are 20 flats including 9 one bedroom/two person flats, 9 one bedroom/one person flats and 2 two bedroom flats.

This development is changing from sheltered housing to amenity housing as per the recommendation of the Housing for Varying Needs Review in 2012. Since this change was introduced, one of the current sheltered housing tenants have changed their housing support to amenity level and one flat has been let as amenity as a result of void turnover.

Demand:

Demand for the complex is low with two applicants on the medium priority list and seven on the low priority list. There are no applicants on the urgent housing list for this area and house type and no applicants waiting for a three bed sheltered flat. The area and house type: Dyce, amenity flat is used to allocate tenants to both developments in Dyce – Parkhill and Berry Moss.

REVIEW JULY 2014

Only one of the existing tenants has been assessed for amenity housing and there is low demand on the waiting list. The multi agency review panel recommendation is that this development should continue as sheltered housing.

SHELTERED HOUSING REVIEW



REGENSBURG COURT, SPRINGHILL ROAD, ABERDEEN

OVERVIEW - BACKGROUND

Regensburg Court is a multi storey block built in 1968, it is arranged over nine floors and has 54 one bedroom flats and one two bedroom flat which is former warden accommodation. The block has a common room, laundry, guest accommodation and off street parking. The block is conveniently located close to public transport, shops and medical facilities.

The recommendation of the HVN Review panel was that this development should be let in future as amenity housing. Since this change was introduced; twelve void flats have been let as amenity housing and 9 tenants have been assessed as being adequately supported as amenity tenants.

Demand:

Demand for this development is adequate with two applicants on the medium support list and 2 on the low support list. There has always been an adequate supply of tenants waiting to be allocated this development and there is no issue with void rent loss.

REVIEW JULY 2014

The recommendation of the multi agency review panel is that this development should continue to be changed to amenity housing.

SHELTERED HOUSING REVIEW



SEAVIEW HOUSE, SEATON CRESCENT, SEATON, ABERDEEN

OVERVIEW / BACKGROUND

Seaview House is a multi storey block constructed in 1973; the 55 flats are arranged over nine floors. There are 54 one bedroom flats and one two bedroom flat which was formerly warden accommodation. The block benefits from a common room with kitchen, laundry and off street parking. Some flats in the block have added desirability based on their view of the sea, the city or Pittodrie Stadium.

The recommendation of the HVN Review panel in 2012 was that this development should be let as amenity housing. Since this change was introduced; ten void flats have/will be let as amenity housing and twelve tenants have been assessed as being adequately supported as amenity tenants.

Demand:

Demand for this development is poor and there has been an issue with long term voids and void rent loss.

REVIEW JULY 2014

The decision of the multi agency review panel is that the implementation of amenity housing at this development should continue at this time. The challenges facing officers in letting Seaview House and the neighbouring buildings at Donview House, Seaton House and Lord Hay's Court will be reported to this committee in December 2014.

SHELTERED HOUSING REVIEW – JULY 2014



SOUTH CONSTITUTION STREET, AB24 5HA



CONSTITUTION LANE & CONSTITUTION STREET

OVERVIEW/BACKGROUND

South Constitution Street is a modern low rise complex built in 1985; the accommodation is a cluster of blocks with 21 one bedroom flats and 4 two bedroom flats. Two further blocks at Constitution Lane and Constitution Street provide a further sixteen flats. The accommodation is either at ground floor or first floor level with no lift access. This accommodation is linked to Constitution Court and tenants at these satellite blocks can take part in social events at the residents lounge.

Of the forty flats at this location, twenty nine tenants remain as sheltered and eleven are amenity tenants.

Demand:

Demand for this type of property is good for both one and two bedroom options. There are seventeen applicants on the support list for one bed and nine for the two bed option.

REVIEW JULY 2014

The recommendation of the multi agency review panel is that these developments should continue to be changed to amenity housing.

SHELTERED HOUSING REVIEW



Cottages 1 – 5



Showing Thorngrove House

THORNGROVE COURT, GREAT WESTERN ROAD, AB10 6NQ

OVERVIEW/BACKGROUND

Thorngrove Court is a cluster of 12 one bedroom cottages built in 1964. It is located within a peaceful walled compound between Countesswells Road and Thorngrove Avenue. Tenants have access to a central garden where benches are located.

The cottages were linked to Thorngrove Home but this building was sold by the Council in 2002/2003 and has been developed as a private facility for elderly residents providing 55 flats.

A daily welfare check is provided by staff based at Craigielea which is located close by. In future, a telecare solution will be introduced to support welfare checks and tenants who require personal will care will continue to receive this.

Demand:

There is an excellent demand amenity type cottage in the Mannofield letting area. There are 3 applicants registered with high priority, fifty two applicants with medium priority and forty nine with low priority.

REVIEW JULY 2014

The recommendation of the multi agency review panel is that this development should continue to be changed to amenity housing.

