

APPENDIX A

CHI/16/066 Housing for Varying Needs Review – update and proposals

Sheltered Housing and Very Sheltered Housing:

The following developments were assessed as the most appropriate locations for the provision of sheltered housing and the current recommendations from 2013 were that the future use of these developments was as sheltered housing and that, potentially, some developments on this list may be suitable for upgrade to very sheltered housing. Our further recommendation on the developments included in this list is that applicants being considered for this type of sheltered housing in the first instance would be those who have an assessed need for sheltered housing and that a relaxed criteria or special lettings initiative (SLI) would rarely be applied to the allocation process for these developments. The on site staffing rota includes a Senior Personal Carer, employed by Bon Accord Care, from 0800 - 1800 who provides the housing support service and best use of this resource will be assured if all residents actually have a requirement for the housing support service they provide.

All current assessments and recommendations have been reviewed and the following table shows the current recommendation from 2013, along with the proposed 2016 recommendation:

Development name and size	2013 Recommendation	2016 Sense Check Review	2016 Recommendation
Ashgrove Court	Sheltered Housing	No change	Sheltered Housing
Charlie Devine Court	Sheltered/Very Sheltered Housing	No change	Sheltered/Very Sheltered Housing
Constitution Court	Sheltered/Very Sheltered Housing	No change	Sheltered/Very Sheltered Housing
Coronation Court	Continue as extra care housing	No change	Continue as extra care housing
Denmore Court	Continue as very sheltered housing	No change	Continue as very sheltered housing
Denseat Court	Sheltered/Very Sheltered Housing	No change	Sheltered/Very Sheltered Housing
Dominies Court	Sheltered/Very Sheltered Housing	No change	Sheltered/Very Sheltered Housing
Fairley Den	Sheltered/Very Sheltered Housing	No change	Sheltered/Very Sheltered Housing
Gairn Court	Sheltered Housing	No change	Sheltered Housing
Granitehill House	Sheltered Housing	No change	Sheltered Housing
Gray Court	Sheltered/Very Sheltered Housing	No change	Sheltered/Very Sheltered Housing
Hamewith	Sheltered/Very Sheltered Housing	No change	Sheltered/Very Sheltered Housing

Janesfield Manor	Sheltered/Very Sheltered Housing	No change	Sheltered/Very Sheltered Housing
Kingswood Court	Very Sheltered Housing	No change	Very Sheltered Housing
Lewis Court	Sheltered/Very Sheltered Housing	No change	Sheltered/Very Sheltered Housing
Loch Court	Sheltered/Very Sheltered Housing	No change	Sheltered/Very Sheltered Housing
Lord Hays' Court	Sheltered Housing	No change	Sheltered Housing
Margaret Clyne Court	Sheltered/Very Sheltered Housing	No change	Sheltered/Very Sheltered Housing
Mark Bush Court	Sheltered/Very Sheltered Housing	No change	Sheltered/Very Sheltered Housing
Provost Hogg Court	Sheltered/Very Sheltered Housing	Implementation of VSH ongoing	Very Sheltered Housing
Quarryhill Court	Sheltered/Very Sheltered Housing	No change	Sheltered/Very Sheltered Housing
St Clement's Court	Sheltered Housing	No change	
Stocket Grange	Sheltered/Very Sheltered Housing	No change	Sheltered/Very Sheltered Housing
Taransay Court	Sheltered/Very Sheltered Housing	No change	Sheltered/Very Sheltered Housing

Developments in Transition from Sheltered Housing to Amenity Housing:

The results of the assessment for these former sheltered housing developments were less favourable and the current recommendation from 2013 is that the future use of these developments is as amenity housing. With the exception of Berry Moss Court and Parkhill Court, these developments were included in the first implementation phase of the review and are transitioning from sheltered housing to amenity housing. As this change is progressing a "tipping point" will be reached whereby the delivery model of the housing support service provided by the Senior Personal Carer will also change. The developments at Bede House Court and Craigton Park have reached the tipping point and consultation with tenants on the future delivery model for the housing support service has been completed. It has been proposed that the full housing support service will be delivered each day on a part on site and part off site basis. Our further recommendation on the developments included in this list is that applicants being considered would, in the first instance, be those who have an assessed need for amenity housing. Where this is not available, the relaxed criteria or special lettings initiative may be applied to the allocation process.

All current assessments and recommendations have been reviewed and the following table shows the current recommendation from 2013, along with the proposed 2016 recommendation:

Development name and size	2013 Recommendation	2016 Sense Check Review	2016 Recommendation
Balmoral Court	Amenity Housing	No change	Amenity Housing
Bede House Court	Amenity Housing	No change	Amenity Housing
*Berry Moss Court/Parkhill Court	2013 amenity decision (reviewed)	No change	Sheltered Housing
Constitution Street/Lane/South	Amenity Housing	No change	Amenity Housing
Craigton Park	Amenity Housing	No change	Amenity Housing
Meadow Court	Amenity Housing	No change	Amenity Housing
Regensburg Court	Amenity Housing	No change	Amenity Housing
Seaview House	Amenity Housing	No change	Amenity Housing
Thorn Grove Court	Amenity Housing	No change	Amenity Housing

*Merged developments

Developments with a current “Mainstream” Recommendation:

The 2013 assessment and subsequent recommendation for the following developments were that they had limited future potential to provide good sheltered housing and that the buildings may be better utilised as mainstream housing. There is an over provision of multi storey sheltered housing in the Seaton, Hilton and Woodside letting areas and the 2013 recommendations in relation to these developments are dual; amenity or mainstream. The final outcome in respect of these developments was dependent on the decision for the neighbouring development, i.e., if one was to be mainstream, the other was to be amenity.

Our further recommendation on the developments included in this list is that applicants being considered for allocation would, in the first instance, be those who have an assessed need for sheltered or amenity housing. Where this is not available, the relaxed criteria or special lettings initiative may be applied to the allocation process.

The future of the housing support service delivery model will continue to be monitored with a view to changes being implemented should the tipping point be reached.

Development name and size	2013 Recommendation	2016 Sense Check Review	2016 Recommendation
Brimmond Court	Mainstream Housing	Revised Recommendation	Sheltered/Amenity with SLI or relaxed criteria
Castleton Court	Mainstream Housing	Revised Recommendation	Sheltered/Amenity with SLI or relaxed criteria
Clifton Court	Mainstream Housing	Revised Recommendation	Sheltered/Amenity with SLI or relaxed criteria
Donview House	Mainstream Housing	Revised Recommendation	Sheltered/Amenity with SLI or relaxed criteria
Fullerton Court	Mainstream Housing	Revised Recommendation	Sheltered/Amenity with SLI or relaxed criteria
Hilton Court	Mainstream Housing	Revised Recommendation	Sheltered/Amenity with SLI or relaxed criteria
Murray Court	Mainstream Housing	Revised Recommendation	Sheltered/Amenity with SLI or relaxed criteria
Seaton House	Mainstream Housing	Revised Recommendation	Sheltered/Amenity with SLI or relaxed criteria
Short Loanings	Mainstream Housing	Revised Recommendation	Sheltered/Amenity with SLI or relaxed criteria
Smithfield Court	Mainstream Housing	Implementation complete	N/A
Stewart Park Court	Mainstream Housing	Revised Recommendation	Sheltered/Amenity with SLI or relaxed criteria
Woodhill Court	Mainstream Housing	Revised Recommendation	Sheltered/Amenity with SLI or relaxed criteria