

## ABERDEEN CITY COUNCIL

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COMMITTEE	Housing and Environment Committee
DATE	25 <sup>th</sup> May 2010
DIRECTOR	Pete Leonard
TITLE OF REPORT	Ex Warden Accommodation
REPORT NUMBER:	H&E/10/081

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### 1. PURPOSE OF REPORT

The purpose of the report is to provide an updated response to the Housing and Environment Committee's instruction on the 13<sup>th</sup> April 2010 wherein Officers submit a report to the next meeting on the future use of ex warden flats.

### 2. RECOMMENDATION(S)

The Committee is requested to;

1. Instruct the Director of Housing and Environment to work in partnership with the Director of Social Care and Well Being to establish the most suitable client group for this style of accommodation.
2. Approve the Director of Housing and Environment to select applicants from the Amenity Housing list for this style of accommodation.
3. Note the progress on all ex warden accommodation held on the UTBR list.

### 3. FINANCIAL IMPLICATIONS

A sum of £100,000 was set aside under the housing capital budget heading (6.10 Housing for Varying Needs – Sheltered / Adaptation) to upgrade any ex-warden accommodation during the financial 2009/10. However a predicted under spend in the Housing Capital Programme for 2009/10 enabled more funding to carry out additional properties under this budget heading.

A sum of £170,000 has been committed under the housing capital budget heading (6.10 Housing for Varying Needs – Sheltered / Adaptation) to upgrade any ex-warden accommodation during the financial 2010/11.

The Council has made an allowance for rent loss due to unoccupied properties in its budget process. Properties removed from charge would be factored into those

calculations during any period that they are off charge or unoccupied. This would be the same for properties returned to charge until the properties are actually let.

#### 4. SERVICE & COMMUNITY IMPACT

Aberdeen's City Vision, to be "a city which is vibrant, dynamic, forward looking – an even better place to live and work, where people can expect high-quality services that meet their needs", and the City Council's Vision that "we will be recognised within the city and more widely, as being a leading Council in Northern Europe by 2010". The content of this report links with the following priorities identified within Vibrant, Dynamic and Forward Looking 2007 to 2011

The overall responsibility for void management lies with the respective Area Housing Manager. However, performance is determined by the successful joint working between Estate Management, Repairs & Maintenance, Asset Management and Lettings Management. There have been significant improvements in housing management service delivery, including void management, through a network of Service Improvement Teams (SITs).

The process for deciding on the future use of all ex-warden properties are checked against applicants on the sheltered housing. These checks would be for applicants who require larger sheltered accommodation and are carried out before conversion work is considered. If recommendation two in this report is approved, these checks would be extended to include Amenity Housing applicants.

#### 5. OTHER IMPLICATIONS

The Council's Scottish Housing Quality Standard (SHQS) Delivery Plan was approved by the former Communities Scotland in August 2006. This outlines our strategy for meeting SHQS by 2015. If the Council cannot achieve the targets set within the Delivery Plan and within reasonable rent increases this could lead to direct intervention by the Scottish Housing Regulator.

The Council is required to manage its housing stock in the most efficient and effective manner and this may result in properties being under major repair or improvements. By maintaining safe and secure environments in which to live this can only increase and enhance peoples living experience within the city.

For properties where discussions are ongoing with the Learning Disability Accommodation Options Group (AOG) the first option would be a tenancy direct to the individual with the support service commissioned separately, however where appropriate the option to lease directly to a voluntary organisation maybe considered, this will be agreed as part of the commissioning process.

#### 6. REPORT

Changes to the warden service, has lead to a surplus of larger ex warden accommodation within sheltered blocks. In general the accommodation would be

larger due to the live in requirements of the warden who would require larger/family style accommodation.

As the provision of “Amenity Housing” properties increases through other initiatives, so does the number of applicants for this style of accommodation. As the table below highlights a demand does exist for larger amenity style accommodation within the city;

<b>Accommodation Type</b>	<b>Demand City Wide</b>	<b>No of Bedrooms</b>
Sheltered	13 applicants	2+
Amenity	26 applicants	2+

To date, seven (ex warden) properties has been upgraded or converted and added to the sheltered housing stock with varying degrees of conversion levels. Only applicants from the sheltered housing list have been selected for this style of properties.

These properties have been considered in conjunction the Community Care Strategy Officer and the Housing Occupational Therapist to establish the options available and to recommend the future use of the property.

All the properties have been considered whether it would be feasible in isolating the property from the main building. This would allow an external access route into the property without having to use the main entrance and common areas. Only one property lends itself to this being a cost effective approach in upgrading / converting this style of accommodation. Below is a list of void ex warden properties still to be converted and funded through this budget heading;

<b>Address</b>	<b>Size (Apts)</b>	<b>Suitable for conversion with external access</b>	<b>Recommendation / Progress</b>	<b>Target Date</b>
23 Dominies Court	4	No	Convert the existing maisonette into two x one bedroom wheelchair accessible flats. Work on site progressing well towards the target date. Being let as additional sheltered flats within the complex.	11/06/10
29 Taransay Court	4	No	Create a two bedroom property from existing layout, warrant drawings have been amended, Building Services have been instructed to carry out the work. Let as sheltered flat within the complex.	04/06/10
4 Hamewith	1	No	Convert bedsit property into	30/07/10

			one x one bedroom property. Building Services will be instructed to carry out the work Let as sheltered flat within the complex.	
5 Hamewith	1	No	As above	As above
10 Clashieknowe	4	No	In discussion with the Learning Disability Accommodation Options Group (AOG). Let as supported tenancy.	30/07/10
21 Fairley Den	3	No	Create a two bedroom property from existing layout, warrant drawings have been submitted, Building Services have been instructed to carry out the work. Let as sheltered flat within the complex.	30/07/10
20 Clashieknowe	3	No	In discussion with the Learning Disability Accommodation Options Group (AOG). Let as supported tenancy.	30/07/10
26 Charlie Devine Court	4	No	Create a two bedroom property from existing layout, warrant drawings have been amended, Building Services have been instructed to carry out the work. Let as sheltered flat within the complex.	26/06/10
11 Stocket Grange	4	Yes	Leave existing maisonette layout due to technical constraints and funding levels. Let as sheltered flat within the complex. (The property has the ability to have external access)	30/07/10
9 Taransay Court	4	No	Create a two bedroom property from existing layout, warrant drawings have been amended, Building Services have been instructed to carry out the work.	04/06/10
27 Constitution Court	4	No	Property is being assessed and surveyed as to its best appropriate potential use. (New revised date, awaiting survey information)	28/06/10

## 7. AUTHORISED SIGNATURE

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## 8. REPORT AUTHOR DETAILS

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## 9. BACKGROUND PAPERS

Housing Service Plan 2009 – 2012

Scottish Housing Quality Standards SHQS,

Community Care Housing Strategy 2006 - 2011

Statutory Performance Indicators Guide 2009/10 (Local Government Act 1992)