

# STROUD DISTRICT COUNCIL

## HOUSING COMMITTEE

TUESDAY, 1 FEBRUARY 2022

<b>Report Title</b>	<b>Independent Living Modernisation Programme</b>			
<b>Purpose of Report</b>	To seek approval for the schemes to be modernised in 2022/23 and to provide Committee with a brief update on the progress of the modernisation programme.			
<b>Decision(s)</b>	<b>The Committee RESOLVES that Grange View in Stroud, Burdett House in Stonehouse and Hamfallow Court in Newtown, Berkeley will have modernisation works carried out in the financial year 2022/23.</b>			
<b>Consultation and Feedback</b>	Consultation has taken place with senior managers via the Independent Living Modernisation Steering Group and with relevant colleagues in Tenant Services. Residents are consulted both prior to and throughout the improvement works and their feedback helps shape the design for each scheme.			
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<b>Options</b>	The Committee could choose not to continue with the modernisation programme or request alternative schemes to be considered for works in 2022/23.			
<b>Background Papers</b>	None			
<b>Appendices</b>	Appendix A - Sheltered Modernisation Programme 2016-2026 Progress			
<b>Implications (further details at the end of the report)</b>	Financial	Legal	Equality	Environmental
	Yes	Yes	No	Yes

### 1. 2021/22 Programme Update

- 1.1 Further to the recent modernisation programme update contained within the Housing Committee Information Sheet from September 2021, [which can be found here](#), progress has been made as expected for the two schemes being modernised in 2021/22.

Modernisation works at Vizard Close in Dursley were completed on schedule in November 2021 and within budget, with a saving of £21k (8%) on the contract value.

- 1.2 Following a successful planning application, the final scope of works was established for Jenner Court and will include a covered outside space. In the warmer months this covered area will enhance and encourage the use of the patio, which is situated in the private gardens outside the lounge. This space is accessed directly from the lounge via patio doors and helps to extend the lounge as well as making it more versatile for summer events.

1.3 Modernisation works at Jenner Court commenced on schedule on November 15<sup>th</sup> 2021 and are progressing well. The project is currently on programme and due to be completed in March 2022.

## **2. 2022/23 Proposed Programme**

2.1 The first five years of the programme will have resulted in the modernisation of four Hubs (Sherborne House in Stonehouse, Concord in Nailsworth, George Pearce House in Minchinhampton and Springfields Court in Cam) and three Independent + schemes (Willow Road in Stonehouse, Vizard close in Dursley and Jenner Court in Berkeley). These schemes were all categorised amber in the Ark report and therefore given priority over those schemes categorised as green.

2.2 The basis of the Independent Living model can be found in the Older People's Housing Strategy which was adopted in 2019 following input from a task and finish group consisting of councillor representation as well as officer input. The strategy was also informed by a district wide survey of all age ranges which examined expectation of older peoples housing provision in the future - <https://www.stroud.gov.uk/media/1022570/older-peoples-housing-strategy-19-23.pdf>. This strategy is currently being reviewed and any changes from the consultation involved in this process will inform the modernisation programme.

2.3 Consultation continues with the residents of each scheme as part of the planning for potential modernisation works. The proposed plans for each scheme are also discussed at the Independent Living Steering Group which is made up of senior managers from SDC, including the Independent Living Service Delivery Manager. The steering group will be reviewing the membership of the group and discussing which other colleagues within the organisation may be able to add value to the meeting. The steering group will also be exploring the best way to incorporate tenant input, possibly from the established tenant participation groups, it is felt that this further input benefits from being across the age range of our tenants.

2.4 The work of the Hub Coordinator, whose role is to develop the provision of the Hubs in the community, has continued to be very successful this year and is now also being supported by a Volunteer Coordinator. This additional role is aimed at managing and promoting all elements of volunteering within the Hubs.

2.5 Last year the programme focused on the Independent + schemes (these are generally smaller schemes which retain communal facilities), this was to allow feedback from those using the facilities in the Hub schemes, to further develop and inform future works. Due to the success of the Hub model, and after consultation with the Service Delivery Manager for Independent Living, the Steering Groups recommendation is that we now continue with the development of the Community Hubs. The modernisation works continue to support this model by providing flexible spaces, with enhancements aimed at both the scheme residents, and also those in the wider community who may wish to access this resource.

2.6 There is now only one remaining amber scheme designated to become a Hub, this is Grange View in Uplands. Although this scheme is fairly modern, there is scope for remodelling of the communal area to greatly enhance the usability of the space. The adjacent scheme at Grove Park Road will also benefit from the new facility and the range of activities it will accommodate.

- 2.7 Alongside the Hubs we propose to continue to develop the Independent + schemes. There are currently three amber schemes designated as Independent + that still require modernisation (Archway Gardens in Paganhill, The Beeches in Kings Stanley and Burdett House in Stonehouse).
- 2.8 Of these three schemes Burdett House in Stonehouse is both the most dated, and also offers the most scope for enhancement. The possibilities around the remodelling of the communal space are ideal for the creation of a versatile space within a very well used facility.
- 2.9 As well as these two schemes we would also like to propose the modernisation of an additional Independent + scheme in this period. Although Hamfallow Court in Newtown is a green scheme, there is currently an ongoing project which is upgrading the heating and energy performance over the whole site. The Steering Group felt that this was a perfect opportunity to follow on this upgrading work with the modernisation of the communal space, to create a much changed and more modern housing facility.
- 2.10 Although Hamfallow Court is an Independent + scheme, due to its remote location it would be ideal to act as a 'satellite hub' and has the potential to offer a space that could be used by the whole community.

## **2.11 Summary**

- 2.11.1 Progress on the programme to date is shown at Appendix A. So far modernisation work has concentrated on updating amber schemes and has resulted in the creation of five Hubs and modernisation works at three Independent + schemes. For the most part we will continue with the policy of prioritising the amber schemes and propose to modernise the final amber Hub and one more amber Independent + scheme this year.
- 2.11.2 Due to the ongoing energy efficiency project at Hamfallow Court, we propose to bring this scheme forward as an additional project this year. This will be the first of our green schemes to be modernised.
- 2.11.3 There is budget provision within the MTFP to allow these modernisation works to be carried out.

## **3. Conclusion**

- 3.1 It is recommended that one Hub and two Independent + schemes undergo modernisation works in 2022/23; Grange View in Uplands, Burdett House in Stonehouse and Hamfallow Court in Newtown. These improvements will be in line with the Older People's Housing Strategy and will continue to build on our Hub provision and also provide a further two enhanced Independent + schemes.

## **4. IMPLICATIONS**

### **4.1 Financial Implications**

The modernisation work detailed in the report can be found within the capital programme as reported to housing committee in December 2021. The budget details will be reported to the full council on February 17.

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#### **4.2 Legal Implications**

The Council will need to follow the procurement procedures set out in the Council's Contract and Procurement Rules if contractors are appointed to carry out the modernisation works. If any of the properties are to be used for wider community use or hiring as stated in paragraph 2.5 above, One Legal can prepare suitable terms of use/hire.

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#### **4.3 Equality Implications**

An EqlA is not required because there are not any specific changes to service delivery proposed within this decision. An equalities impact assessment was undertaken for the Older Person's Housing Strategy in 2019; the modernisation programme supports the delivery of that strategy.

#### **4.4 Environmental Implications**

In accordance with the Council's commitment to the Carbon 2030 agenda, the specification for the modernisation works to these communal areas will look at the energy efficiency and assess whether improvements can be made as part of these works. The energy efficiency of the tenants' individual homes will form part of ongoing planned maintenance works i.e. outside the scope of this project.