ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS

1. **Meeting** CABINET MEMBER FOR HOUSING & ENVIRONMENTAL SERVICES

2. **Date of Meeting** 10 May 2004

3. **Title** Petition by the residents of the Ann Rhodes Centre Sheltered Accommodation Scheme

4. **Originating Officer** Glenn Lamb
R&M Team Assistant Co-ordinator
Tel Ext 2208

5. **Issue**
The residents who reside within this sheltered scheme have raised a petition asking to have their properties brought forward within scheme.

6. **Summary**
The residents of the Ann-Rhodes Centre sheltered scheme feel that as one of the first sheltered schemes to be built in the Rotherham area, they have been let down by the Council regarding refurbishment of their properties.

The residents are paying between £53 to £58 per week rent. The residents would like to think that their properties were in a better condition than they are now.

7. **Clearance/Consultation**
Housing Services staff have been in consultation with Councillor Hodgkiss regarding this issue, ie when the properties will be on the Decent Homes Scheme. The Area Housing Manager has also been kept fully informed with this situation.

8. **Timing**
Petition requires a completed reply as per Council procedures.

9. **Background**
In July 2000 the Government announced an increase in resources for housing. They set a target that by 2010 all social housing would meet set standards of decency. The Government also announced that these works must take place on the most deprived areas first.

The Programme is based on work being carried out in the most deprived areas of the Borough first, within different Enumeration districts.

10. **Argument**
The Decent Homes programme is due to last until 2010, with some areas receiving works before others. The flow of works within estates must be carried out to ensure maximum efficiency from the current funding available.

Within the Decency Standard there is no discrimination against the age of properties which receive works, therefore properties which are relatively new build may still require works to bring them to the required standard. The properties within the Ann Rhodes complex are due to be surveyed to assess the level of Decency within this

financial year, 2004/05. Any works identified will be programmed in to be completed within the next financial year, 2005/06.

11. Risks and Uncertainties

The Decent Homes Scheme is dependent on maintaining an adequate funding stream. Future funding at this time is unknown, dependent upon a successful ALMO bid, and the acquisition of a high star rating.

Although the residents feel that their properties require improvement, until they are surveyed it is not known what level of works will be required.

12. Finance

The amount of funding available for this current financial year is £8.824,000.

13. Sustainability

Before any works are carried out to bring properties up to the Decency Standard, clarification is sought to ensure that the area enjoys a long-term sustainable future. The Area Management team currently ascertains the level of sustainability within an individual area.

14. Wards Affected

Ward 5

15. References

Petition

16. Presentation

Not applicable

17. Recommendations

THAT THE CABINET MEMBER:

- **NOTES THE ACTION TAKEN**
- **RECEIVES A FURTHER REPORT WHEN THE SURVEY RESULTS ARE AVAILABLE**
- **CONSIDERS OPTIONS FOR INCLUSION WITHIN THE ANNUAL MAINTENANCE PLAN GIVEN THE TIMESCALE FOR APPROVING THE PLAN**