

ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS

Meeting:	Cabinet Member for Safe and Attractive Neighbourhoods
Date:	1 November 2010
Title:	Sheltered Level Access Improvements 2010/11 – Phase 2
Directorate:	Neighbourhoods and Adult Services

5. Summary

The report sets out the recommendations for spending the 2010/11 Regional Housing Board (RHB) allocation for Sheltered Housing modifications.

6. Recommendations

That the Cabinet Member:

- **Approves the 2010/11 (Phase 2) budget spend proposal for the Sheltered schemes listed in Item 7.3 of this report**

7 Proposals and Details:

7.1 To date, this project has delivered level access improvements to the following Sheltered housing schemes:

- Crescent/Croft/South (Swinton)
- Godric Green (Brinsworth)
- Apollo Street (Kilnhurst)
- Turner Close (Rawmarsh)
- Greenfields (Rawmarsh)
- Arbour Drive (Thurcroft)
- Cliff Hill/Redwood Drive (Maltby)
- Model Village (Maltby)
- The Lings (Bramley)
- Cambron Gardens (Bramley)
- St Josephs Court (Dinnington)
- Dorothy Taylor (Dalton)
- Marshall Close (Rawmarsh)
- Pottery Close (Rawmarsh)
- Woodland Gardens (Maltby)
- Bevan Crescent (Maltby)

7.2 The report approved by the Cabinet Member for Neighbourhoods dated 15 April 2010 recommended that the 2010/11 RHB allocation of £480K be committed to creating level access to 127 properties at the following Sheltered schemes:

- Francis Howlett (Whiston)
- Vale Road (Thrybergh)
- Elizabeth Parkin (Ravenfield)

7.3 Following a very competitive tender from George Hurst & Sons Ltd for the schemes listed in 7.2, a budget of £195k is still available and it is recommended that this is committed to creating level access to a further 70 properties at the following Sheltered schemes:

- Staple Green (Thrybergh)
- Mason Avenue (Swallownest)

In addition, 10 properties on the Neighbourhoods responsive waiting list will receive level access improvements from this budget; making a total of 80 properties.

7.4 Following a review in 2008, the Sheltered schemes listed in items 7.1, 7.2 and 7.3 were considered to be the most sustainable and have accordingly been prioritised for investment

8. Finance

- 8.1 A budget of £480k is available through Regional Housing Board funding within the 2010/11 Housing Investment Programme (HIP). This was approved by the Cabinet Member for Housing and Neighbourhoods on 15 March 2010.
- 8.2 It is estimated at present that costs will average out at £2k per property. Therefore, taking contractors prelims and professional fees into account, it is considered that there is sufficient budget available to deliver level access improvements to the schemes listed in item 7.3.
- 8.3 A procurement strategy will be devised once approval of this report is given. Once design has been delivered for all 80 properties, a Target Cost and GMP (guaranteed maximum price) will be agreed with the selected contractor.

9. Risks and uncertainties

- 9.1 The finance needs to be spent before the end of financial year 2010/11.
- 9.2 As the level access is external work to one entrance of the property only, the building users will experience only a small amount of disruption.
- 9.3 Item 8.2 forecasts that level access improvements to 80 properties could be achieved through the budget amount available. However, this is subject to a successful tender.

10. Policy and Performance Agenda Implications

- 10.1 It is recommended that level access work be prioritised as it is a sustainable investment. It will help overcome difficulties experienced in letting due to poor access, and improvements can also be made to a greater number of properties this way. Achieving level access was also the number one priority set out in the 'The Rotherham Sheltered Housing Standard'.

11. Background Papers and Consultation

- Housing Strategy;
- Extra Care Housing Strategy;
- Supporting People Strategy;
- Correspondence with all Elected Members 02/03/05
- Meetings with elected members by ward – 21st-28th February 2005
- Report presented to CMT on 14 March, Cabinet Member for Housing & Environmental Services on 21 March, The Cabinet on 22 March, 2005.
- Report presented to The Cabinet on 7 September 2005
- Report presented to CMT on 27 March and The Cabinet on 3 May 2006
- Report presented to CMT on 2 October 2006
- Report presented to CMT on 25 October 2006
- Report presented to Neighbourhoods DMT on 18 December 2007

- Report presented to Neighbourhoods Cabinet Member DPM on 21 April 2008
- Report presented to Neighbourhoods Cabinet Member DPM on 19 May 2008
- Report presented to the Neighbourhoods Cabinet Member DPM on 20 April 2009
- Report presented to the Neighbourhoods Cabinet Member DPM on 21 September 2009
- Report presented to the Neighbourhoods Cabinet Member on 15 April 2010
- Report presented to the Neighbourhoods Cabinet Member on 13 August 2010

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