

**Report of:** Head of Oxford City Homes

**To:** Executive Board

**Date:** 5<sup>th</sup> November 2007

**Item No:**

**Title of Report :** Recommendations for the future of Sheltered Housing Schemes – Sheltered Housing Improvement Plan

### **Summary and Recommendations**

#### **Purpose of report**

Oxford City Homes has carried out an appraisal of the strategic, physical and financial viability of its Sheltered Housing Stock as directed by the Executive Board decision of 20th February 2006.

This report outlines the findings from that appraisal, including reviewing the maintenance standard of sheltered schemes and recommends a plan to tackle the issues of modernisation and the Decent Homes Standard – taking into account the Governments agenda for older peoples housing, the Supporting People scheme and capital funding budgets.

**Key decision: Yes**

**Portfolio Holder:** Councillor Patrick Murray

**Scrutiny Responsibility:** Housing Scrutiny Committee

**Ward(s) affected:** All.

#### **Report Approved by**

**Portfolio Holder:** Councillor Patrick Murray

**Legal:** Jeremy King

**Finance:** Dave Higgins

**Strategic Director:** Michael Lawrence

**Policy Framework:** To achieve value for money, improve the environment in which we live and achieve the Decent Homes Standard.

## **Recommendation(s)**

- i. That the Board notes the resulting conclusions drawn and recommendations made for the future use of the sheltered schemes.
- ii. That approval is given to the recommendations made for the sheltered schemes, and the future investment they should receive, namely that:
  - a. The schemes detailed in paragraph 18 that are to be retained as sheltered housing receive investment to meet the Decent Homes Standard by 2010 and the minimum design standards for sheltered housing.
  - b. The schemes identified for disposal and/or redevelopment in paragraph 19 are agreed in principle with the expectation that further detailed reports in regard to those schemes are submitted in due course;
    - i. Marston – Bradlands & Cumberledge House
    - ii. Blackbird Leys – Windale House
    - iii. Littlemore – Eastern House
  - c. The Capital receipts from schemes that are being recommended for disposal (para. 19) are used to contribute to the remodelling programme for the retained schemes and the general Decent Homes Programme.
    - i. Alice Smith House
    - ii. Grantham House
    - iii. Cumberlege House
    - iv. Rowlands House
  - d. As the programme advances allocation to sheltered housing is suspended where the scheme is identified as likely to be disposed of or to undergo major works that require tenants to be decanted.
- iii. To agree the outline sheltered housing improvement programme and requests reports for the individual schemes that require major plans and proposals as the programme progresses.
- iv. To agree that consultation with tenants and other stakeholders should begin at the earliest possible date once agreement has been reached in terms of the outline Sheltered Housing Improvement Plan.

## **Background.**

1. Department for Communities & Local Government  
Quality & Choice – A Decent Home for All: The Way Forward for Housing (December 2000). This strategy was published in December 2000 and outlined the Government's policies for achieving the Decent Homes Standard by 2010. The Government's overall housing policy objective is that everyone should have the opportunity to have a decent, affordable and appropriate home. A strategic framework – Quality & Choice for Older Peoples Housing was published in January 2001. The emphasis was on the development of local authority housing strategies to recognise the particular difficulties of older people and to review the quality of sheltered housing provision.
2. Supporting People Strategy  
This is a Government programme to realign funding for housing related support services that was introduced in 2003. The payments are made to administering authorities in the form of grants, which are then paid direct to organisations that provide care services. The introduction of this programme changed the way in which Oxford City Council funded the service provided to sheltered accommodation through it's in house Elderly Services Team and the Wardens.
3. Oxford City Council Review of Older Peoples Accommodation 2005  
A full review was carried out between September and December 2005. The central aim of the review was to gauge the level of demand for housing for older people, the quality of the accommodation available and how this could be improved. It was set in the context of the Supporting People Programme and good practice in the delivery of services for older people.
4. Partnerships for Older People Projects (POPPs) 2006-2008.  
POPP is an initiative being led by the Department of Health, providing £60m funding to council-based partnerships to set up innovative pilot projects to encourage investment in preventative approaches that promote health, well being and independence for older people - preventing the need for institutional care in residential or nursing homes and reducing the adverse impact of long term conditions.

The strategy is aimed at providing more low-level care and support in the community with a view to preventing or delaying the need for higher intensity and more costly care, therefore reducing avoidable emergency admissions to hospital and supporting more older people to live at home or in supported housing such as sheltered or Extra-care housing.

## Introduction

### 5. Oxford City Homes Sheltered Housing Appraisal

On 20<sup>th</sup> February 2006, Executive Board agreed the recommendations from the Review of Older Peoples Housing and Services Review. One of the key recommendations was that an appraisal of the sheltered housing schemes, owned by Oxford City Council, be carried out as soon as possible. A project team was formed that includes representatives from the Oxford Tenant's Panel, Technical Officers, Community Housing & Elderly Services, a Project Manager and Support Officer.

### 6. The Sheltered Housing Appraisal was carried out and reported to Housing Advisory Board on 31<sup>st</sup> October 2006 and Housing Scrutiny Committee on 16<sup>th</sup> November 2006. In summary the appraisal report found the following;

- i. That demand for sheltered housing is decreasing as a result of changing lifestyles and expectations.
- ii. Supporting People funding enables people to remain in mainstream housing for longer.
- iii. In general the majority of Council sheltered schemes do not meet the minimum 'design' standards for sheltered housing and have shortfalls in terms of the Decent Homes Standard.
- iv. The property types at each scheme were evaluated to identify the schemes that would strategically and physically be viable in terms of upgrading to meet those standards and give value for money.
- v. That asset disposal should be considered in the case of the weakest schemes.
- vi. That any capital receipts from the disposal of any schemes should be used to upgrade and remodel the other schemes as appropriate.
- vii. That the potential for social and affordable housing provision is researched for each redundant site.
- viii. The Minimum Design Standard has been drawn from the original Review of Services for Older People in 2005 and is based around recommendations from the Housing Corporation, and the Decent Homes Standard.
- ix. Some Council schemes do not offer basic communal facilities such as internal corridors required to meet the design standards for sheltered housing, and would not easily be remodelled to do so. The existing layout of entrance halls, internal corridors, services and window positions offer complications in terms of the redesign and modernisation.
- x. Surveys of the sheltered blocks have also shown that some individual units do not meet the basic Housing Health and Safety Rating System or the minimum Decent Homes Standard.
- xi. In terms of the proportion of older people in the local population the geographical location of some blocks means that they exceed local housing needs. In addition for some schemes there are insufficient local amenities (GP, grocery shops, post office etc) or public transport to meet the needs of tenants.

A results summary of the appraisal and matrix is shown in the table at Appendix 1, which demonstrated that 5 schemes could be identified as weakest against the assessment criteria used.

### **Consultation**

7. Oxford Tenants Panel representatives have been involved as Project Team members for the appraisal process.
8. A postal survey was issued to all tenants in June 2006 to invite opinions on their homes and an invitation to attend a focus group meeting either in their block or local to them. A total of 126 completed survey forms were received during the survey period. This represented a return rate of 33%, which is a statistically valid result.
9. To summarise, the survey indicated that there are clear areas that are priorities for tenants:
  - That tenants homes feel safe
  - Walk in showers
  - Separate sleeping and living rooms, and their own bathroom.
  - Improved garden maintenance
  - Decoration of communal areas
  - More storage space
  - Lifts
  - Appropriate levels of support / care
10. Tenants of the sheltered schemes were also invited to attend focus groups held in their schemes during July 2006, or in a scheme within that area. The groups were poorly attended but did give the officers present further insight of the priorities for existing tenants:
  - Facilities for assisted bathing and walk in showers
  - Improved communication with Estate Management
  - Good size, manageable flats
  - Lifts
  - Good warden service
11. Further consultation work will be carried out with all affected tenants and stakeholders once approval has been given for this plan. The consultation will include relatives, support organisations, the Elderly Services Team (Community Housing) and Ward Councillors.
12. Information will appear in the Tenants Issue newsletter and a separate newsletter will be issued where necessary for specific issues. The method of consultation will vary between the schemes and will include group discussions, personal interviews, needs assessments, working with a tenant liaison officer and other support agencies as required.

13. Work has begun on a formal communications and consultation plan, which is due to commence in August to progress those schemes that require minimum refurbishment of decent homes standard works.

### **Elderly Services**

14. Any reduction in the number of sheltered units will have revenue implications for the warden service. However as demand for ‘floating support’ within the community increases a balance may be achieved where support is provided to enable people to remain in their homes for longer.

15. The Business Unit Manager responsible for the Elderly Services Team has advised that the service is undergoing a review and that changes such as these will be taken into account.

### **Sheltered Housing Improvement Plan**

16. A series of recommendations has been developed for each scheme that takes into account the results from the options appraisal, financial costs of refurbishment and the number of sheltered housing units that the recommended option would provide.

17. The options under consideration are;

- i. Refurbishment of the scheme to meet the Decent Homes Standard and minimum design standards for sheltered housing
- ii. Remodelling of the scheme to increase the standard to meet wheelchair mobility standards
- iii. Disposal of the scheme – capital receipt to be reinvested into other schemes that are more viable and to contribute to the Decent Homes Programme
- iv. Redevelopment of the site to meet changing demands for extra care schemes through partnership working
- v. Potential for redevelopment of redundant sites for the provision of affordable and social housing

18. A summary of the recommendations for each scheme is listed at appendix 2, which shows how the capital receipts from sales contribute to the improvement of the remaining blocks and will be essential to the plans to redevelop Windale, Bradlands and Cardinal House.

19. The recommendation and programme plan for each scheme is:

<b><i>Scheme &amp; area</i></b>	<b><i>Recommendation</i></b>	<b><i>Year in plan</i></b>	<b><i>Exec Board Decision</i></b>
<b><i>Blackbird Leys</i></b>			
Windale House	<ul style="list-style-type: none"> <li>• Refurbish to Decent Homes and minimum sheltered design standards.</li> <li>• Exploration of potential for redevelopment to include provision of sheltered housing and extra care underway – partnership with County Council</li> </ul>	2010-11	N  Y

and specialist Registered Social Landlord				
Northbrook House	<ul style="list-style-type: none"> <li>Refurbish to Decent Homes and minimum sheltered design standards</li> </ul>	2010-11	N	
<b>Littlemore</b>				
Alice Smith House	<ul style="list-style-type: none"> <li>Disposal – difficult to let, expensive to refurbish/remodel</li> <li>Capital receipt to contribute to Decent Homes programme and remodelling work</li> <li>Potential to use as decant space for other schemes under refurbishment</li> <li>Potential for the site to be redeveloped for further provision of social housing –to be researched.</li> </ul>	2008-11	Y	
Cardinal House	<ul style="list-style-type: none"> <li>Remodel to meet Decent Homes and mobility standards</li> </ul>	2008-10	N	
Eastern House	<ul style="list-style-type: none"> <li>Refurbish to Decent Homes and minimum sheltered design standards.</li> <li>Redevelop with additional 6 units for mobility standard</li> </ul>	2007-09	Y	
<b>Rosehill</b>				
Singletree	<ul style="list-style-type: none"> <li>Refurbish to Decent Homes and minimum sheltered design standards</li> </ul>	2007-09	N	
<b>Donnington</b>				
George Moore Close	<ul style="list-style-type: none"> <li>Under refurbishment at present – completion due August 2007</li> </ul>	2006-08	N	
<b>Jericho</b>				
Grantham House	<ul style="list-style-type: none"> <li>Disposal – difficult to let, expensive to refurbish/remodel due to large number of bedsits with shared facilities and difficulties with site.</li> <li>Scheme has been hard to let to applicants with sheltered housing needs and currently has 6 vacancies</li> <li>Capital receipt for this scheme is substantial and would make a considerable contribution to the upgrading of schemes elsewhere in the city and the Decent Homes programme</li> <li>Riverside development in Jericho to include 25 – 30 sheltered flats in a block through Catalyst Housing Association. Nomination rights would be granted to the City Council</li> <li>Potential for the site to be redeveloped for further provision of social housing –to be researched.</li> </ul>	2008-10	Y	
<b>Marston</b>				
Bradlands	<ul style="list-style-type: none"> <li>Exploration of potential for redevelopment to include provision of sheltered housing and extra care underway. Sufficient units required to accommodate existing tenants who require sheltered housing.</li> <li>Remodel site to Decent Homes and minimum sheltered design standards.</li> </ul>	2008-10	Y	N

Cumberl - edge House	<ul style="list-style-type: none"> <li>• Disposal – difficult to let and expensive to refurbish/remodel.</li> <li>• Smaller site than Bradlands that does not offer the same development potential for extra care / sheltered housing provision.</li> <li>• Receipt from sale would contribute to redevelopment at Bradlands.</li> <li>• Potential for redevelopment of site to provide additional social housing family units to be explored.</li> </ul>	2009-10	Y
<b>Headington</b>			
Headley House	<ul style="list-style-type: none"> <li>• Refurbish to Decent Homes and minimum sheltered design standards.</li> </ul>	2010-11	N
<b>Risinghurst</b>			
Knights House	<ul style="list-style-type: none"> <li>• Refurbish to Decent Homes and minimum sheltered design standards.</li> </ul>	2007-09	N
Rowlands House	<ul style="list-style-type: none"> <li>• Difficult to let and expensive to refurbish/remodel.</li> <li>• Disposal approved and decanting of tenants underway.</li> </ul>	2007-08	N
<b>Barton</b>			
Birch Court	<ul style="list-style-type: none"> <li>• Refurbish to Decent Homes and minimum sheltered design standards.</li> </ul>	2010-11	N
<b>Woodfarm</b>			
Atkyns Court	<ul style="list-style-type: none"> <li>• Refurbish to Decent Homes and minimum sheltered design standards.</li> </ul>	2010-11	N

20. The above represents an outline programme by financial year. In order to carry out the improvement work the programme will require finer development to reflect the resourcing requirements for the refurbishment work and to tie in with the decant needs for each scheme. This will need significant input from Community Housing as the decanting of George Moore Close and Rowlands House has proven in the last 12 months.

### **Allocations, Voids and Demand for Sheltered Housing**

21. There are currently 330 Oxford City Council sheltered housing units across the City. As the improvement programme progresses a significant number of those tenants will need either permanent or temporary decants. To meet this demand it may be necessary to stop the allocation of sheltered housing properties in some schemes, namely those that are likely to be affected by disposal or substantial works in the near future.

22. Schemes that appear further into the programme would need to be allocated with the proviso that the tenant is likely to be affected in the future and therefore would be required to move on a temporary or permanent basis, dependent on the address being allocated. A formal allocations plan can be devised once the improvement programme has been agreed and will require significant input from Community Housing. The plan will be tied in with the consultation strategy.



23. There are around 1100 units designated as sheltered housing across the City, of which 330 belong to Oxford City Council. A map of their locations is shown at Appendix. 4.
24. A review of the housing register shows that there are 189 applications for sheltered housing. The applicants fall into the following categories:

Category	Number of Applications
General Register Applicant	76
Transfer or Mutual Exchange Applicant – not already in sheltered housing	43
Transfer or Mutual Exchange Applicant – already in Sheltered Housing	70

25. In the 12 months previous to writing this report 86 Oxford City Council sheltered units became void for re-letting.
26. The Housing Needs Manager has advised that the demand for accommodation designated for 40 years plus is generally low across the City. A de-designation pilot scheme is being developed to look at what level of demand there is from applicants over 60 who do not necessarily need sheltered housing and wish to remain in independent accommodation. The results from the pilot scheme will help to decide the future for the remainder of the designated stock.
27. A new block of 38 sheltered housing units is under development at the Eagle Iron Works site in Jericho. The block has been designed by Catalyst Housing Association and is planned for completion late 2008. The block is designated for active elderly in the first instance as there are a few steps down to a bin area. However it is generally expected that tenants will become frailer as they age and that support needs will change - issues that Catalyst will manage accordingly.

The design includes the following:

<ul style="list-style-type: none"> <li>• 7 ground floor units</li> <li>• Lifetime standard design</li> <li>• Showers with low level trays in each bathroom</li> <li>• Lift to all 5 floors</li> <li>• Tunstall alarm and pressure mat</li> </ul>	<ul style="list-style-type: none"> <li>• Small forum area where tenants can sit outside</li> <li>• Gated community at night</li> <li>• Communal room - ground floor</li> <li>• 4 buggy spaces</li> </ul>
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### **Financial Implications**

28. The proposed Sheltered Housing Improvement Plan would see a reduction of units through the disposal of schemes and remodelling of existing units from bedsits to flats. This would inevitably impact upon revenue. However rebalance could be achieved as there would be less demand against support services, estate management, and maintenance and repairs budgets.

29. The capital expenditure required to meet the cost of achieving the Decent Homes Standard in the sheltered schemes and the minimum design standards for sheltered housing are summarised in appendix 4.
30. Capital receipts from the proposed programme of disposals will mean that approximately £2 million will be deposited in the HRA for the general Decent Homes Standard programme.
31. The implications will need to be considered when the decisions regarding the future of individual schemes are being made formally. Any costs associated either with closure or relocation of existing tenants will be met from the Housing Revenue Account.
32. The principle costs of the proposed improvement plan are shown below.

Expenditure required for retained/refurbished sheltered schemes	£5.2 m
Capital Receipts (sale proceeds)	£9.1 m
Planned expenditure	£12.1 m
Balance available for Decent Homes programme (general)	£2.2 m

### **Legal Implications.**

33. Under Contract rule PR 20.20 Acquiring and disposing of land and buildings, of the Constitution, before the Executive Board is legally committed to disposal, a further report will be submitted that will address the proposed use of the land or buildings by a proposed purchaser and the terms of the disposal.
34. The Council tenants in occupation of sheltered schemes have secure tenancies and as such will need to be found alternative suitable accommodation through the decant process. Tenants will need to be fully engaged in the process and would benefit from the Home Loss and incentives scheme that applies when a tenant is moved permanently or temporarily from their homes through no fault of their own. This includes compensation for removals and other related costs.
35. Oxford City Council would be unlikely to obtain possession through legal process on the grounds of disposal alone.
36. The specific consent of the Secretary of State may be required.

### **Summary**

37. There have been a number of reviews and reports on the provision of sheltered housing that have consistently highlighted problems with some schemes associated with over supply, low demand, high unit costs, design and location.
38. The expectations and role of traditional sheltered housing is changing with a rising demand for more flexible services, to suit an increasing and more independent older population. This report outlines the implications for the City Councils

sheltered stock and introduces the possibility of more specialist housing, with higher design standards and Extra Care models to widen choice.

39. The recent appraisal process highlighted that a number of schemes would require substantial work to meet even basic design standards. Through considerable changes in layout, refurbishment requirements and reduction in the number of units, the level of investment required in these properties would not offer value for money.
40. As a result of this work, conclusions have been drawn about the long-term viability and development needs of a number of schemes. From these conclusions, recommendations for the future use of individual sheltered schemes have been developed. These recommendations have been made to ensure that the current and future housing needs of older people continue to be met by housing that is of a reasonable standard, is cost effective and meets national / local strategic objectives.

## **Appendices**

43. Appendix 1. Options Appraisal - Weightings and final scores.
44. Appendix 2. Recommendations Summary
45. Appendix 3. Sheltered Scheme - Financial Summary
46. Appendix 4. Sheltered Housing Schemes in Oxford - Map

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**Appendix 1. Options Appraisal - Weightings and final scores.**

<b>Criteria</b>				
	<b>Strategic Relevance</b>	<b>Physical Viability</b>	<b>Financial Feasibility</b>	<b>Total Score</b>
	Top Score=40	Top Score=35	Top Score=25	Top Score=100
<b><i>Blackbird Leys</i></b>				
<b>Northbrook House</b>	26.0	27.9	17.9	71.8
<b>Windale House</b>	26.0	26.8	16.4	69.2
<b><i>Littlemore</i></b>				
<b>Alice Smith House</b>	22.8	16.3	10.8	49.9
<b>Cardinal House</b>	27.3	27.7	18.5	73.5
<b>Eastern House</b>	23.3	16.3	11.1	50.7
<b><i>Rosehill</i></b>				
<b>Singletree</b>	27.8	35.0	16.4	79.2
<b><i>Donnington</i></b>				
<b>George Moore Close</b>	31.6	16.6	12.9	61.1
<b><i>Jericho</i></b>				
<b>Grantham House</b>	29.6	13.7	9.5	52.8
<b><i>Marston</i></b>				
<b>Bradlands</b>	21.7	16.3	6.5	44.5
<b>Cumberledge</b>	17.7	17.3	6.1	41.1
<b><i>Headley Way</i></b>				
<b>Headley House</b>	13.8	31.5	15.0	60.3
<b><i>Risinghurst</i></b>				
<b>Knights House</b>	20.5	29.4	15.4	65.3
<b>Rowlands House</b>	12.1	8.1	9.0	29.2
<b><i>Barton</i></b>				
<b>Birch Court</b>	28.3	33.5	19.2	81.0
<b><i>Woodfarm</i></b>				
<b>Atkyns Court</b>	26.2	32.4	17.4	76.0

## Appendix 2. Recommendations Summary

Scheme	Studio flats	1 & 2 bed flats	Lift In place	New unit number	Comments	Recommendation
<b>Blackbird Leys</b>						
Northbrook House	4	21	N	25	<ul style="list-style-type: none"> <li>This scheme has a small number of studio flats and no shared bathing facilities.</li> <li>The block is well situated in terms of local facilities.</li> </ul>	<ul style="list-style-type: none"> <li>This scheme should be brought up to meet the minimum design and decent homes standard.</li> <li>Lift installation necessary.</li> </ul>
Windale House	6	21	N	27	<ul style="list-style-type: none"> <li>This scheme has separate entrances and corridors for each block of 4 flats.</li> <li>The studio flats would be difficult to remodel because of the building layout.</li> <li>This is a large site.</li> <li>There is good access to local facilities and to public transport.</li> </ul>	<ul style="list-style-type: none"> <li>This scheme should be brought up to meet the minimum design and decent homes standard.</li> <li>Lift installation necessary.</li> <li>This site is also being considered for redevelopment with Oxfordshire County Council, Orders of St John Care Trust and Bedfordshire Pilgrims Housing Association.</li> <li>The redevelopment of the site would offer up to 60 units. This site &amp; adjacent land may be able to accommodate Extra Care &amp; Sheltered Housing in a shared facility arrangement.</li> </ul>
<b>Littlemore</b>						
Alice Smith House	10	10	N	20	<ul style="list-style-type: none"> <li>The scheme is poorly located in terms of access to local facilities and public transport.</li> <li>There are separate entrances and corridors for each block of 4 flats.</li> <li>The studio flats would be very difficult to remodel because of the building layout.</li> <li>The site is small for development.</li> </ul>	<ul style="list-style-type: none"> <li>That the scheme is considered for disposal and development of the site.</li> <li>Capital receipt to be used for reinvestment other sheltered schemes and the Decent Homes Standard Programme.</li> <li>Redundant site may have potential for provision of social/affordable housing – further research required</li> </ul>

## Appendix 2. Recommendations Summary

Scheme	Studio flats	1 & 2 bed flats	Lift In place	New unit number	Comments	Recommendation
Cardinal House	0	33	Y	33	<ul style="list-style-type: none"> <li>This scheme is of fairly modern design and has communal corridors, lift and facilities.</li> <li>In general the units meet minimum design standards for sheltered housing</li> <li>Some of the existing units could be remodelled to achieve mobility standard.</li> <li>There is good access to local facilities and to public transport.</li> </ul>	<ul style="list-style-type: none"> <li>The scheme should be re-modelled to provide a number of mobility or 'wheelchairs' units.</li> <li>The communal areas would meet mobility standards.</li> <li>The other units should be brought up to the decent homes standard</li> </ul>
Eastern House	9	6	N	21	<ul style="list-style-type: none"> <li>There are separate entrances and corridors for each block of 4 flats. The studio flats would be difficult to remodel because of the building layout.</li> <li>There is fairly good access to local facilities and to public transport.</li> <li>The site offers potential for development.</li> </ul>	<ul style="list-style-type: none"> <li>The original block is brought up to the Decent Homes Standard.</li> <li>An additional block to house 6 purpose built flats and communal facilities.</li> <li>Extend existing block to allow communal passageways and convert existing lounge to dwelling space.</li> </ul>
<b>Rosehill</b>						
Singletree	0	32	Y	32	<ul style="list-style-type: none"> <li>This scheme is modern in design and construction and easily meets the minimum design standards for sheltered housing</li> </ul>	<ul style="list-style-type: none"> <li>The scheme is brought up to the Decent Homes Standard by 2010.</li> <li>As properties become void carry out refurbishment to meet current design standards and decent homes standard.</li> </ul>
Leasehold		18		18		
<b>Donnington</b>						
George Moore	8	24	Y	20		<ul style="list-style-type: none"> <li>This property has undergone a modernisation plan and will be ready in Autumn 2007.</li> </ul>

## Appendix 2. Recommendations Summary

Scheme	Studio flats	1 & 2 bed flats	Lift In place	New unit number	Comments	Recommendation
<b>Jericho</b>						
Grantham House	16	21	Y	N/A	<ul style="list-style-type: none"> <li>This block has 16 bedsit flats, with shared bathing facilities. The layout of the scheme means that they could not be remodelled easily.</li> <li>Access is from various levels due to the sloping nature of the site.</li> <li>The block is well situated in terms of local facilities and public transport.</li> </ul>	<ul style="list-style-type: none"> <li>That the block is considered for disposal and development of the site.</li> <li>Capital receipt to be used for reinvestment in other sheltered schemes and the Decent Homes Standard Programme.</li> <li>A sheltered block is to be developed at the Eagle Iron Works site with Catalyst Housing Association. The Council will have the nomination rights. There will be 25-30 units that will accommodate existing tenants</li> <li>Redundant site may have potential for provision of social/affordable housing or Foyer scheme – further research required</li> </ul>
<b>Marston</b>						
Bradlands	30 in total		N	40		<ul style="list-style-type: none"> <li>This scheme should be brought up to meet the minimum design and decent homes standard.</li> <li>Lift installation necessary.</li> </ul>

## Appendix 2. Recommendations Summary

Scheme	Studio flats	1 & 2 bed flats	Lift In place	New unit number	Comments	Recommendation
Main block	10	7	N		<ul style="list-style-type: none"> <li>This block is poorly located in terms of access to services and public transport.</li> <li>There are separate entrances and corridors for each block of 4 flats.</li> <li>The studio flats would be difficult to remodel because of the building layout.</li> <li>The site is large and offers good potential for development.</li> </ul>	<ul style="list-style-type: none"> <li>Due to the size of the whole site it is being considered for redevelopment with Oxfordshire County Council, Orders of St John Care Trust and Bedfordshire Pilgrims Housing Association for an extra care / transitional sheltered facility.</li> <li>These ideas are in the embryonic stages – the basic concept is to remodel and add sufficient units to accommodate existing tenants from Cumberledge House from the proceeds of the sale and contribute to the Decent Homes programme.</li> <li>Another option is a site swap with the County Council that would meet the sheltered housing needs of people from Marston</li> </ul>
Bungalows		5		N/A	<ul style="list-style-type: none"> <li>The bungalows are fairly modern in construction and meet minimum design standards for sheltered housing</li> </ul>	
Block 2		8	N	N/A	<ul style="list-style-type: none"> <li>The block is fairly modern in design however there are separate entrance halls and no communal facilities.</li> </ul>	
Cumberledge House	8	7	N	N/A	<ul style="list-style-type: none"> <li>This block is poorly located in terms of access to services and public transport.</li> <li>There are separate entrances and corridors for each block of 4 flats.</li> <li>The studio flats would be very difficult to remodel because of the building layout.</li> <li>The site does not offer a comparable potential for development with Bradlands – in general because it could not support as many units.</li> </ul>	<ul style="list-style-type: none"> <li>That this site be sold to provide a capital receipt that would contribute to the development of the site at Bradlands and to the Decent Homes Standard programme.</li> <li>Redundant site may have potential for provision of social/affordable housing – further research required</li> </ul>



## Appendix 2. Recommendations Summary

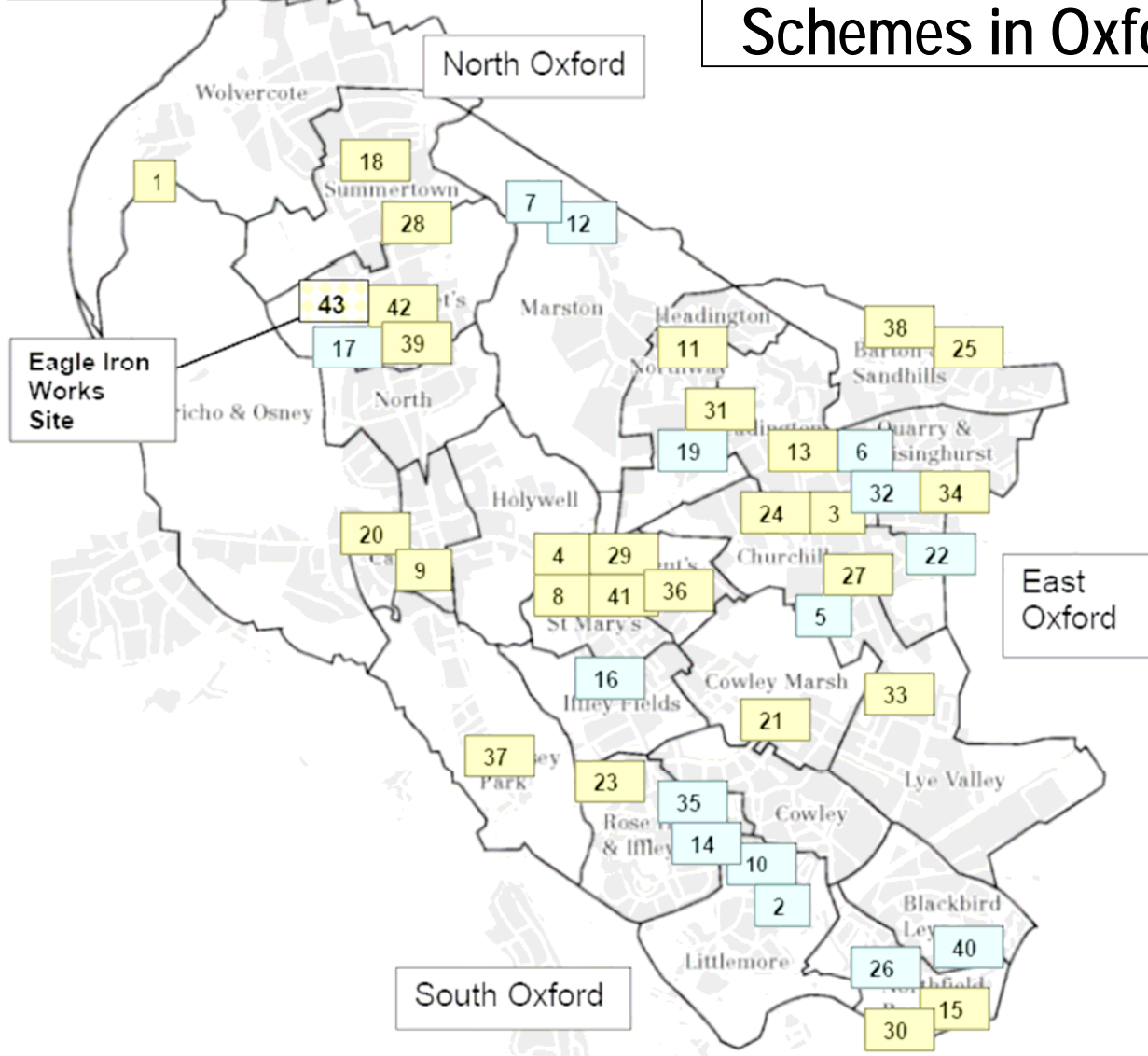
Scheme	Studio flats	1 & 2 bed flats	Lift In place	New unit number	Comments	Recommendation
<b>Headley Way</b>						
Headley House	0	15	N	15	<ul style="list-style-type: none"> <li>This block has undergone substantial remodelling in previous years and meets the minimum design standards for sheltered housing.</li> </ul>	<ul style="list-style-type: none"> <li>The scheme is brought up to the Decent Homes Standard by 2010.</li> </ul>
<b>Risinghurst</b>						
Knights House	4	22	N	24	<ul style="list-style-type: none"> <li>This block has undergone substantial remodelling in previous years and meets the minimum design standards for sheltered housing.</li> </ul>	<ul style="list-style-type: none"> <li>That a lift is installed and the scheme is brought to the Decent Homes Standard by 2010.</li> </ul>
Rowlands	6	9	N	N/A	<ul style="list-style-type: none"> <li>This block is poorly located in terms of access to local services and public transport.</li> <li>There are separate entrances and corridors for each block of 4 flats.</li> <li>The studio flats would be difficult to remodel because of the building layout.</li> </ul>	<ul style="list-style-type: none"> <li>The disposal of this scheme has already been agreed. The capital receipt will be used to support modernisation of other sheltered schemes and the Decent Homes programme.</li> <li></li> </ul>
<b>Barton</b>						
Birch Court	1	20	Y	21	<ul style="list-style-type: none"> <li>This block has undergone substantial remodelling in previous years and meets the minimum design standards for sheltered housing.</li> </ul>	<ul style="list-style-type: none"> <li>The scheme is brought up to the Decent Homes Standard by 2010.</li> </ul>
<b>Woodfarm</b>						
Atkyns Court	0	24	Y	24	<ul style="list-style-type: none"> <li>This block has undergone substantial remodelling in previous years and meets the minimum design standards for sheltered housing.</li> </ul>	<ul style="list-style-type: none"> <li>The scheme is brought up to the Decent Homes Standard by 2010.</li> </ul>

### APPENDIX 3

#### Sheltered Schemes - Proposed Financial Summary

Scheme	No. of Units		Sequence	Year	Saville Est. cost to decency	Additional Costs to Remodel	Decant Costs	Total Cost	Sale Proceeds	<b>( Deficit )</b> Surplus	Actual Expenditure
	Start	On Comp.									
<b><i>Blackbird Leys</i></b>											
Northbrook House	25	25	12	2010-11	392,585	473,350	0	865,935		(473,350)	865,935
Windale House	27	27	11	2009-10	502,083	409,478	0	911,561		(409,478)	911,561
<b><i>Littlemore</i></b>											
Alice Smith House	20	0	10	2008-11	215,358		162,000	377,358	1,762,500	1,815,858	162,000
Cardinal House	33	33	8	2007-09	404,260	1,048,240	267,300	1,719,800		(1,315,540)	1,719,800
Eastern House	15	21	11	2007-09	195,675	1,499,300	0	1,694,975		(1,499,300)	1,694,975
<b><i>Rosehill</i></b>											
Singletree	32	32	3	2007-09	233,065	462,984	0	696,049		(462,984)	696,049
<b><i>Donnington</i></b>											
George Moore Close	32	20	1	2006-08	991,815	-55,115	259,200	1,195,900		(204,085)	1,195,900
<b><i>Jericho</i></b>											
Grantham House	37	0	7	2008-10	887,579		243,000	1,130,579	4,267,500	4,912,079	243,000
<b><i>Marston</i></b>											
Bradlands	30	45	6	2008-10	616,648	1,429,938	202,500	2,249,086		(1,632,438)	2,249,086
Cumberledge	15	0	5	2009-10	111,438		121,500	232,938	1,642,500	1,632,438	121,500
<b><i>Headley Way</i></b>											
Headley House	15	15	9	2010-11	101,508	478,806	0	580,314		(478,806)	580,314
<b><i>Risinghurst</i></b>											
Knights House	26	24	4	2007-09	238,506	214,547	0	453,053		(214,547)	453,053
Rowlands House	15	0	2	2007-08	320,480		121,500	441,980	1,417,500	1,616,480	121,500
<b><i>Barton</i></b>											
Birch Court	21	21	14					0		0	0
<b><i>Woodfarm</i></b>											
Atkins Court	24	24	15					0		0	0
Contingency and Inflation						1,102,000		1,102,000		(1,102,000)	1,102,000
<b>TOTALS</b>	<b>367</b>	<b>287</b>			<b>5,211,000</b>	<b>7,063,528</b>	<b>1,377,000</b>	<b>13,651,528</b>	<b>9,090,000</b>	<b>2,184,327</b>	<b>12,116,673</b>

# Schemes in Oxford



- |   |  |
|---|--|
| 1. Alden House, Wolvercote(RSL)           | 22. Knights House, Risinghurst               |
| 2. Alice Smith House, Littlemore          | 23. Lucas & Remy Place, Iffley Village (RSL) |
| 3. Alison Clay House, Headington (RSL)    | 24. McMaster House, Headington (RSL)         |
| 4. Anchor Court, St. Clements (RSL)       | 25. Meadow Brook, Barton (RSL)               |
| 5. Atkyns Court, Wood Farm                | 26. North Brook, Blackbird Leys              |
| 6. Birch Court, Headington                | 27. New Beveridge House, Wood Farm (RSL)     |
| 7. Bradlands, Old Marston                 | 28. Parmoor Court, Summertown (RSL)          |
| 8. Brian Lewis, House St. Clements (RSL)  | 29. Phelps Place, St. Clements (RSL)         |
| 9. Brooks Taylor Ct – St Ebbes (RSL)      | 30. Potter's Court, Fry's Hill (RSL)         |
| 10. Cardinal House, Littlemore            | 31. Rayson House, Headington (RSL)           |
| 11. Chaundy House, Northway               | 32. Rowlands House, Risinghurst              |
| 12. Cumberlege House, Old Marston         | 33. St Francis Ct – Hollow Way (RSL)         |
| 13. Douglas Veale House, Headington (RSL) | 34. Scrutton Close, Headington (RSL)         |
| 14. Eastern House, Littlemore             | 35. Singletree, Rose Hill                    |
| 15. Fry's Court, Greater Leys (RSL)       | 36. Stones Court, St Clements (RSL)          |
| 16. George Moore Close, Iffley Road       | 37. Vicarage Court, Abingdon Road (RSL)      |
| 17. Grantham House, Jericho               | 38. William Morris Court, Barton (RSL)       |
| 18. Harris Court & Drew House (RSL)       | 39. Walton Manor Court, Jericho (College)    |
| 19. Headley House, Headington             | 40. Windale House, Blackbird Leys            |
| 20. Jackson Cole House, St Thomas (RSL)   | 41. Wingfield Court, St. Clements (RSL)      |
| 21. John Kallie Court, Cowley             | 42. Wyndham House, Jericho (HA)              |
|   | 43. Eagle Iron Works Site - RSL              |

Key. RSL = Registered Social Landlord  
 HA = Housing Association      None = Oxford City