

**Bolsover District Council**

**Executive**

**2<sup>nd</sup> November, 2015**

**Update on Hard to Let Warden Aided Properties**

**Report of the Portfolio Holder for Housing & IT**

This report is public

**Purpose of the Report**

- To provide an update to Members on the Hard to Let Properties Working Group's work

**1 Report Details**

- 1.1 The purpose of this report is to make Members aware of the current position with regards to Hard to Let Properties in sheltered housing schemes
- 1.2 Following on from the Executive meeting in June 2015, a Working Group was set up to look at the Council's Group Dwellings, many of which have flats and bedsits which are Hard-to-Let.
- 1.3 At a meeting held on 8<sup>th</sup> July, 2015, Councillors: Bowler, Gilmour and Ritchie met with Peter Campbell, Joint Assistant Director of Community Safety and Head of Housing (BDC), to discuss the situation with Hard-to-Let group dwelling flats and bedsits and to move it forward.
- 1.4 The Working Group consisting of Councillor Rose Bowler, Councillor Hilary Gilmour, Councillor Mary Dooley, Councillor John Ritchie, Peter Campbell, Grant Galloway and Diane Bonsor met again on the 13<sup>th</sup> July, 2015, with apologies received from Deborah Whallett and Mike Baker.
- 1.5 The meeting gave the Terms of Reference as 'Sheltered Housing Schemes' and considered both the previous Scrutiny work and that of Peter Fletcher Consultants. In order to progress the work one of the schemes was chosen as the basis for a pilot piece of work. The meeting also identified location issues at certain of the sites.
- 1.6 Having gathered the information on the initial scheme a discussion of options took place on the options. This discussion indicated that the information that had been collected provided a robust basis on which to make recommendations, and this approach will now be utilised to consider all the schemes. As part of this work it is planned to visit all schemes, with visits to Alder House and Ashbourne Court undertaken as part of the meeting held on 17<sup>th</sup> August. Following these visits, the meeting reconvened at The Arc and some statistics were provided on the voids in Warden aided accommodation.

- 1.7 The Working Group was also brought up-to-date with the Painting Contract issues. The tender agreed through Executive had estimated about £600 per flat, but the pricing for individual properties has come back at £2,000 per flat. The Working party is considering this issue which has been referred back to the procurement unit and legal.
- 1.8 Further work has been commissioned from architects concerning certain of the schemes to inform the review concerning the layout of the buildings. The group are also working on the addressing the development of appropriate heating systems for the schemes, including individual controls, smart meters, individual billing and environmentally friendly. To facilitate the development of new heating systems the Group has considered advice from an M & E consultant while exploring the options of purchasing a temporary heating rig to service the schemes whilst new heating systems are installed.
- 1.9 Once these work-streams have concluded then the Working Group will formulate recommendations which will be brought back to Executive for consideration.

## **2 Conclusions and Reasons for Recommendation**

- 2.1 The report is to keep Members informed of the work of the Working Group.

## **3 Consultation and Equality Impact**

- 3.1 No consultation or Equality Impact Assessment is required at this stage.

## **4 Alternative Options and Reasons for Rejection**

- 4.1 Not applicable as this report is to keep Elected Members informed.

## **5 Implications**

### **5.1 Finance and Risk Implications**

None at this stage.

### **5.2 Legal Implications including Data Protection**

None at this stage.

### **5.3 Human Resources Implications**

None at this stage.

## **6 Recommendations**

- 6.1 That Executive notes this report and the continuing work of the Group.

**7 Decision Information**

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| <b>Is the decision a Key Decision?</b><br>(A Key Decision is one which results in income or expenditure to the Council of £50,000 or more or which has a significant impact on two or more District wards) | No |
| <b>District Wards Affected</b>   |    |
| <b>Links to Corporate Plan priorities or Policy Framework</b>  |    |

**8 Document Information**

| <b>Appendix No</b>   | <b>Title</b>          |
|--|-----------------------|
|  |                       |
| <b>Background Papers</b> (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers) |                       |
|  |                       |
| <b>Report Author</b>   | <b>Contact Number</b> |
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Report Reference –