

ITEM 26: APPENDIX U

WAVERLEY BOROUGH COUNCIL

EXECUTIVE – 1 APRIL 2014

PROPOSED REMODELLING OF FORMER STAFF ACCOMMODATION AT FALKNER COURT

**[Portfolio Holder: Cllr Carole King]
[Wards Affected: Farnham Moor Park]**

Note pursuant to Section 100B (5) of the Local Government Act 1972

An annexe to this report contains exempt information by virtue of which the public is likely to be excluded during the item to which the report relates, as specified in Paragraph 3 of the revised Part 1 of Schedule 12A to the Local Government Act 1972, namely:

Information relating to the financial or business affairs of any particular person (including the authority holding that information).

Summary and purpose:

This report outlines the proposal to remodel the present void scheme manager's 3 bedroom flat to provide a much needed extra meeting/small tenants lounge area with communal garden access and with a new one bedroom self contained flat for standard tenancy use.

How this report relates to the Council's Corporate Priorities:

This report relates to the Council's corporate priority of providing more affordable housing in the borough for local people in housing need.

Financial Implications:

There are no proposed financial implications to our existing tenants. Service charge levels have been set for the coming year that would be able to absorb the cost of a larger communal space. The 2014/15 Capital Programme includes £250,000 for the conversion of former staff accommodation.

Legal Implications:

There are no direct legal implications arising from this report

Background

1. Falkner Court is one of eight sheltered housing schemes in Waverley. It currently provides 29 self contained flats within the very popular Farnham area for older people who are over the state pensionable age and are in need of some support to maintain their independence. We will also endeavour to promote a reasonable and positive balanced community within the schemes.
2. The Scheme severely lacks space for meetings to carry out private and sensitive conversations, medical appointments, support plan meetings, networking meetings etc. Currently, staff and tenants would either have to use the communal lounge; which would prevent others from accessing it during this time. Or tenants are made to use their individual accommodation; which is not always appropriate or have the necessary room. The present communal lounge is the only communal space and is greatly used for social activities.
3. The current void rear ground floor 3 bedroom flat formerly used by a scheme manager, offers provision for a new 2nd lounge/meeting room with additional direct access to the unused communal cultivated gardens to the rear of the scheme (previously private gardens with the staff accommodation).
4. The vacant accommodation is losing rental income and incurring council tax charges. Discussions with Housing Options have highlighted that there is demand for sheltered accommodation in Farnham and there would be no difficulty in letting any extra accommodation.

Proposed works

5. This accommodation could be separated in to a one bedroom flat as well as providing a further small tenants lounge/meeting room from the other two bedrooms. This new dwelling would be brought back into the scheme for normal tenancy occupation.
6. The two bedrooms will be incorporated to form a new second communal lounge meeting room for tenants. A new doorway adjacent flat 10 will provide tenants with access to the new lounge and further access through to the former manager's garden. The access to the garden will be through French style doors with ramped and stepped access to the gardens. Current tenants have expressed an interest in having a communal garden as currently there is only a central court yard available
7. This will provide the opportunity for current and future tenants to enjoy a more relaxed and spacious communal environment that could also entice external relationships. Furthermore, this would also be a better reflection and keeping with other schemes owned by Waverley Borough Council who all benefit from larger and more accessible communal areas.
8. The Planning Department have been consulted regarding the modification to the south (public footpath facing) elevation at ground floor level due to the provision of a new small window. Planning confirm their agreement in principle to this alteration and consider the alteration to the exterior as minor although a formal application has been necessary.

9. At this stage we need to identify capacity within our current structure. It may be the case that we need additional capacity to deliver this project.

Consultation

10. The tenants originally requested within the last two years for consideration to be given a new second additional lounge. The project under consideration will provide this facility in addition to providing additional access to former unacceptable garden areas for the tenant's enjoyment. The tenants have subsequently been met with and had the proposed project explained to them by the Sheltered Scheme Manager. A further meeting is to be held with the tenants, Scheme Manager, Surveyor and the successful contractor appointed to the works, prior to commencement. A final meeting will be held upon completion of the works with all parties present.

Budget

11. Tenders were originally sought from four known contractors. Only two returned prices. The results for the tender to remodel the 1st floor flat are included in (Exempt) Annexe 2.

Proposed timetable

Appointment of contractor/start of lead in period	Mid April 2014
Pre start tenant consultation meeting	End of April 2014
Start on site	Mid May 2014
Start on site	End July 2014

Next steps

Falkner Court would have the much required space it severely lacks for meetings to carry out private and sensitive conversations, medical appointments, support plan meetings, networking meetings etc. as well as the ability to increase social activities within the scheme and local community.

The additional ground floor accommodation would add capacity to a very popular scheme which never has on-going void issues. Discussions with Housing Options have highlighted that there is demand for sheltered accommodation in Farnham and there would be no difficulty in letting any extra accommodation. They agree with the recommendation and the need to provide a further one bedroom flat within Falkner Court.

Weekly Rental Income (estimated)	£93.27
Yearly Rental Income (estimated)	£4850.04

The pay back based on the additional rental income, less extra repair and other costs is approximately 14 years.

Recommendation

It is recommended to the Council that the successful contractor shown in (Exempt) Annexe 2 be appointed to carry out remodelling of the ground floor flat of the former manager's accommodation, to be funded from the £250,000 budget included in the 2014/15 Capital Programme.

Background Papers

There are no background papers (as defined by Section 100D(5) of the Local Government Act 1972) relating to this report.

CONTACT OFFICER:

Name: Jane Abraham

Telephone: 01483 523096

E-mail: jane.abraham@waverley.gov.uk