

ITEM 14: APPENDIX I

WAVERLEY BOROUGH COUNCIL

EXECUTIVE – 8 JULY 2014

Title:

PROPOSED CHANGE OF USE OF GUEST ROOM INTO ACCOMMODATION TO BE LET WITHIN BLUNDEN COURT, BRAMLEY

[Portfolio Holder: Cllr Carole King]

[Wards Affected: Bramley, Busbridge and Hascombe]

Summary and purpose:

This report proposes the change the use of a guest room within Blunden Court Sheltered Scheme in Bramley into an extra bedsit to be let as permanent housing.

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 existing tenants. Details of the budget available for the conversion works are set out within the report.

Legal Implications:

There are no direct legal implications arising from this report

Background

1. Blunden Court is one of eight sheltered housing schemes in Waverley. It currently provides 28 self contained flats within the very popular Bramley area for older people who are over the state pensionable age and in need of some support to maintain their independence.
2. The scheme currently has two guest rooms. One of the guest rooms is a fully furnished, spacious self-contained bedsit which has been used for this purpose for many years. The other is a smaller room without en-suite facilities.
3. The larger guest room has only been used for 34 nights since May 2013 and has generated an income from this use of about £385.
4. The smaller guest room provides sufficient space for sleeping and guests would have access to the communal bathrooms and toilets located in the same corridor. It is not large enough for two guests, or a guest with a wheelchair.

Proposal

5. The larger guest room has potential to provide permanent accommodation and generate a rental income. Despite being a bedsit, there is still demand for sheltered accommodation in Bramley and an expectation that an additional flat in this scheme could be let.
6. The larger guest room has a self-contained bathroom and kitchen area and is in good decorative order, requiring minimal works to bring it up to the required standard for letting.
7. Consultation will take place with residents and Ward Members prior to the conversion taking place. There are no planning restrictions for this proposed change of use.

Review of guest room provision in sheltered housing schemes

8. A review has been carried out into the guest room provision in each of the sheltered housing schemes to ensure that the best use is being made of this accommodation and to ensure consistency across the borough. A summary of the review is attached at [Annexe 1](#).
9. Three out of the eight sheltered housing schemes provide self-contained guest accommodation. With the exception of Blunden Court, these bedsits are too small for conversion. In the remaining schemes, guest bedrooms are available with access to shared bathroom facilities.

Budget

10. The conversion of the under-used guest room to permanent accommodation is expected to generate an income in excess of £6,500 per annum, as set out below and only minor works costing less than £5,000 would be required to complete the conversion:

17 Blunden Court (Guest Room)	
Rent (Annual)	4,298
Service Charge	1,149
Total Income	5,447
Heating charge	1,118
Total	6,565

Recommendation

The Executive is asked to approve:

- a) the change of use of a guest room at Blunden Court Sheltered Scheme to provide an additional bedsit as permanent accommodation; and
 - b) funding the minor works' costs from the Stock Remodelling Reserve.
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Background Papers

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

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Annexe 1

Scheme	No of overnight stays (June 2013-2014)	Availability	Potential
Dower House (Millford)	142	2 self contained guest rooms	Although self-contained, these bedsits are too small for permanent use.
Blunden Court (Bramley)	34	1 x self-contained guest room 1 x guest bedroom	Potential to convert guest bedsit to permanent accommodation. This has been used to provide temporary accommodation for a Wey Court resident since 7 January 2014
Falkner Court (Farnham)	35	1 self contained guest room	Although self-contained, this bedsit is too small for permanent use.
Shepherds Court (Farnham)	42	1 guest bedroom with access to shared facilities	Room only.
Riverside Court (Farnham)	53	1 guest bedroom with access to shared facilities	Room only.
Moat Lodge (Cranleigh)	42	1 guest bedroom with access to shared facilities	Room only.
Bowring House (Farncombe)	20	1 guest room with separate lounge area. En-suite facilities are being provided	The space is too small to be used for permanent accommodation.
Rolston House (Haslemere)	20	Refurbishment plans include a guest bedroom	Under refurbishment

Charges: £10 per night for a guest bedroom; £15 per night for self contained bedsit