

# Report

# 13

Report to:	<b>Housing and Technical Resources Committee</b>
Date of Meeting:	<b>8 December 2010</b>
Report by:	<b>Executive Director (Housing and Technical Resources)</b>

Subject:	<b>Sheltered Housing Development - Cambuslang and Rutherglen Areas</b>
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## **1 Purpose of Report**

1.1 The purpose of the report is to:-

- ◆ outline proposals to provide additional sheltered housing in Cambuslang and Rutherglen

## **2 Recommendation(s)**

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) that the Executive Director (Enterprise Resources), in consultation with the Head of Legal Services as required, be instructed to negotiate the acquisition of the former fire station site at Clydeford Road, Cambuslang in accordance with the Council's land acquisition strategy.
- (2) that a feasibility study commence in relation to the sheltered housing provision at Clydeford Road, Cambuslang and David Walker House, Rutherglen and provision made within the Housing Investment Programme for development costs.
- (3) that a further report be submitted to this Committee setting out detailed proposals for the development, subject to successful progression of the site acquisition.

## **3 Background**

3.1 Addressing the shortage of purpose-built sheltered housing in the Cambuslang/Rutherglen area is highlighted as a key priority in South Lanarkshire's Local Housing Strategy (LHS) and is consistent with priorities set out in the Resource Plan and Council Plan, Connect, to improve the availability of housing suitable for people with particular needs.

3.2 The Cambuslang area has the lowest level of sheltered housing provision in South Lanarkshire, with only two housing association sheltered developments in the area, providing 61 properties. The Council has no sheltered housing stock in Cambuslang.

- 3.3 In terms of meeting need in the wider Cambuslang and Rutherglen areas, a further issue is the lack of purpose-built sheltered housing in Rutherglen, where the majority of sheltered housing (232 units) was previously mainstream accommodation redesignated as sheltered housing by the former Glasgow District Council. The Best Value Review of Sheltered Housing (November 2004) identified these developments as 'not meeting the criteria or requirements of sheltered housing' as the inappropriate design and location of this stock are unsuitable for older people. As a result these properties are increasingly being allocated to applicants for mainstream housing. While 24 of these units at Fernhill Road are being demolished as part of wider regeneration plans for the area, proposals have also been developed to change the use of 60 properties within three developments in Rutherglen back to mainstream stock.
- 3.4 In Rutherglen, there are only two purpose-built sheltered housing complexes providing 125 units. This includes 95 units within an RSL development; 59 of these are bedsit properties, which have also proved increasingly unpopular in recent years.
- 3.5 Supporting people to remain at home for as long as possible is a key policy priority at both a national and local level. Investment in housing and support services to meet the needs of older people will continue to play an important role in delivering housing and community care outcomes, including the provision of more specialist accommodation and support.

#### **4 Need for sheltered housing in Cambuslang and Rutherglen**

4.1 As noted above, the Local Housing Strategy set out a need to identify opportunities for sheltered housing in the Cambuslang/Rutherglen area based on the demographic profile and the supply and demand for specialist older people's housing in the area. A summary of key data which has been assessed is set out below.

##### **4.2 *Population 65 years and over***

4.2.1 The proportion of people aged 65 years or over in Cambuslang and Rutherglen at 16% is fairly consistent with the population profile for this age group of 16.3% at a South Lanarkshire level.<sup>i</sup>

4.2.2 In terms of longer term planning, however, it is important to take account of the large rise that is predicted in the number of people aged 65 years or more in South Lanarkshire, which GRO projections indicate will increase by 67% between 2009 and 2033, with an even sharper rise of 90% in those aged 75 years or older.

4.2.3 The Council's own data shows that at least 26.1% of all South Lanarkshire Council tenants are aged 65 years and above, which is significantly higher than the 16.6% of people in this age group within the overall population of South Lanarkshire. 27.2% of tenants in Cambuslang and Rutherglen are over 65 of age (slightly higher than the South Lanarkshire average) and it will be important to increase the range of housing and support options to meet their future needs as well as those more generally of the increasing elderly population.

##### **4.3 *Supply and demand for housing for older people***

4.3.1 Table 1 below shows the number of purpose built sheltered housing units within each locality in South Lanarkshire and compares this with the 65+population for the area<sup>1</sup>

**Table 1**

Locality	Population 65+	Purpose built sheltered & very sheltered units (incl. RSL stock)	Ratio of people 65+ per sheltered unit
Cambuslang	3320	61	54 : 1
Rutherglen	6037	125	48 : 1
Clydesdale	10,379	245	42 : 1
Hamilton	8025	239	34 : 1
Larkhall	5595	168	33 : 1
East Kilbride	12,397	454	27 : 1
Blantyre	4880	246	20 : 1
<b>SLC</b>	<b>50,633</b>	<b>1538</b>	<b>33 : 1</b>

<sup>1</sup> (Mid Year Estimate 2008 – South Lanarkshire Neighbourhood Information Profiles SLC website).

#### 4.3.2 As can be seen from Table 1 :

- ◆ Cambuslang has the lowest level of sheltered housing provision in South Lanarkshire, with only 4% (61 units) of the total rented sheltered housing stock for South Lanarkshire located in this area.
- ◆ Cambuslang has the greatest shortfall of sheltered housing compared to its 65+ population, with one sheltered property for every 54 people aged 65 or above. This is well above the South Lanarkshire average of one sheltered property for every 33 people aged 65+.
- ◆ Rutherglen, with one unit of purpose-built sheltered housing for every 48 people, has the second greatest shortfall in sheltered housing provision in relation to its 65+ population.

4.4 This analysis confirms that Cambuslang and Rutherglen have an acute shortage of sheltered housing, in particular purpose built barrier free housing, in terms of its elderly population.

## 5. Identifying development opportunities

5.1 As part of our existing asset management process, the Council's own surplus land and property assets are considered for internal reallocation to meet alternative operational or strategic needs prior to being sold. Through this process, Housing and Technical Resources has expressed an interest in David Walker House Care Home, Rutherglen when this facility becomes surplus and pending approval for transfer of this facility from Social Work to Housing estimated in Spring 2012.

5.2 It is recommended that a feasibility study is undertaken to inform the development of detailed proposals including full site appraisal, preparation of a detailed project plan including demolition, design brief for sheltered housing, preparation of budget cost plan and recommendations for procurement.

5.3 However, to date no development opportunities have been identified in Cambuslang from within the Council's own asset portfolio. Estates have, therefore, recommended site acquisition to help address this shortage as we are unlikely to be able to meet this need through existing surplus assets in the short to medium term.

- 5.4 An opportunity for a site acquisition has recently been identified via Strathclyde Fire and Rescue to acquire the Cambuslang Fire Station at Clydeford Road. With existing affordable housing investment resources for RSL development fully committed until 2013/2014 and with available grant resources likely to remain constrained, the Council is best placed to progress the acquisition of the site, subject to a detailed feasibility study and cost plan.
- 5.5 Section 6 of this report provides initial comments in terms of site suitability and recommends that the site be acquired by the Council for redevelopment to provide purpose built sheltered housing in central Cambuslang to help meet existing and projected needs.

## **6 Former Fire Station Site, Clydeford Road, Cambuslang**

- 6.1 The site (outlined in bold on the attached plan) is located centrally in Cambuslang close to local amenities on the corner of Main Street and Clydeford Road. The site extends to 3457m<sup>2</sup>, or thereby, and is designated within the adopted South Lanarkshire Local Plan 2009 as having residential use. It is anticipated that the site has capacity for up to 24 sheltered housing flats, however, the final capacity will be subject to the mix and determined through an application for planning consent.
- 6.2 It is recommended that a feasibility study is undertaken to inform the development of detailed proposals including full site appraisal, preparation of a detailed project plan including demolition, design brief for sheltered housing, preparation of budget cost plan and recommendations for procurement.
- 6.3 Subject to Committee approval, instruction will be given to Enterprise Resources to negotiate terms for the acquisition of the site in the current financial year. The acquisition would be negotiated on the basis of vacant possession and a notional site capacity taking account of the need for demolition of existing buildings, but in the absence of detailed planning consent.
- 6.4 Strathclyde Fire and Rescue has indicated the site is expected to be declared surplus by their Board in December 2010. A value for the site will be determined through an independent valuation by the District Valuer.
- 6.5 Subject to the outcome of the feasibility and final procurement process, a site start could be achieved in autumn 2011 with a view to completion the following financial year in 2012/2013.

## **7. Employee Implications**

- 7.1 It is expected that an on-site Sheltered Housing Officer will be required to provide support to residents of the proposed development. Updated proposals in this regard will be outlined in a future report to this Committee. At this stage, however, it should be noted that any employee implications will be met from existing resources.

## **8 Financial Implications**

- 8.1 Resources are to be fully determined following further development of the programme for all Council new builds including sheltered housing provision. Provision for Clydeford Road, Cambuslang will be made in the Housing Investment Programme from 2011/2012 and future provision will be made for David Walker House, Rutherglen, subject to approval by Committee.
- 8.2 The budget provision for a Sheltered Housing Officer and running costs will be made within the 2012/2013 revenue budget.

## **9 Other Implications**

- 9.1 The risk of not providing the sheltered housing would be that there would be an insufficient supply of adequate housing for a vulnerable section of the community.

## **10 Equalities Impact Assessment and Consultation Arrangements**

- 10.1 The priority for development of sheltered housing in the Cambuslang/Rutherglen area has been widely consulted on as part of the Local Housing Strategy. An equalities impact assessment was also carried out on the LHS.

**Lindsay Freeland**

**Executive Director (Housing and Technical Resources)**

12 November 2010

### **Link(s) to Council Values/Improvement Themes/Objectives**

- ◆ Improve the quality, access and availability of housing
- ◆ Develop services for older people

### **Previous References**

- ◆ None

### **List of Background Papers**

- ◆ None

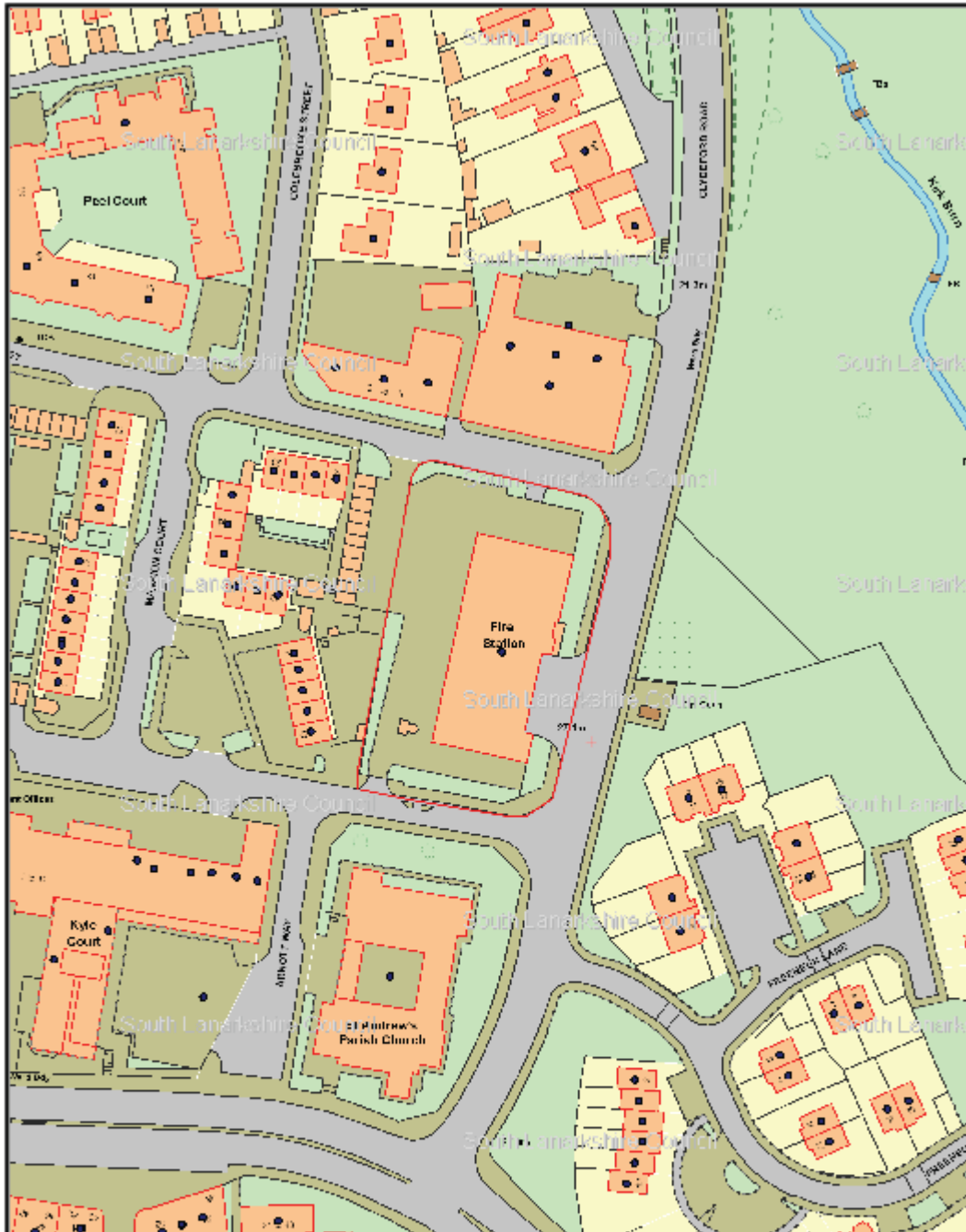
### **Contact for Further Information**

If you would like to inspect the background papers or want further information, please contact:-

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Fire Station, Clydeford Road, Cambuslang  
 Potential Acquisition for Sheltered Housing  
 Development



South Lanarkshire Council  
 SLC\darrocl

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