

# Report

# 12

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>Proposals for the Reconfiguration of Sheltered Housing Stock in Rutherglen</b>
----------	---

## 1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ Outline proposals for the reconfiguration of sheltered housing stock in Rutherglen

## 2. Recommendation(s)

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

(1) that the following properties currently designated as sheltered be redesignated and returned to the mainstream housing stock:-

- |  |                 |
|--|-----------------|
| ◆ Chapel Court, West End                   | (16 properties) |
| ◆ Castlefern Road/Kirkmuir Drive, Fernhill | (32 properties) |
| ◆ Woodend Road, Fernhill                   | (12 properties) |

## 3. Background

3.1 The Best Value Service Review of Sheltered Housing carried out in November 2004 identified that the majority of sheltered properties (232 units) within the Rutherglen area had formerly been used as mainstream accommodation and were redesignated as sheltered housing by Glasgow District Council. Indeed, the Council has only one purpose built complex (30 units) in the area. The Best Value Review identified that many of the former mainstream properties did not meet the standard criteria or requirements of sheltered housing, with the design and location of some developments having resulted in low demand from applicants over 60 years.

3.2 The recommendations of the Review included replacing the on-site warden at 14 non-purpose built sites across South Lanarkshire, (10 of which are located in Rutherglen), with Community Sheltered Housing Officers, who are responsible for more than one site over a 5 day working week. This was introduced in April 2006.

3.3 The non-purpose built properties in Rutherglen at Chapel Court, Castlefern Road and Woodend Road have become increasingly unpopular with elderly tenants and applicants on the waiting list due to:-

- ◆ the geographical location and topography of sites at Castlefern Road and Woodend Road;
- ◆ access issues (steps to entrances) at all sites; and
- ◆ properties being located within blocks with mixed household groups including families or young single households.

This has resulted in a limited demand for these properties from sheltered applicants on the housing waiting list and vacancies often being allocated to mainstream applicants.

- 3.4 The need for additional purpose built accommodation suitable for older people in Rutherglen and Cambuslang is highlighted as a key priority in the Local Housing Strategy. Work has been ongoing over the past few years to help meet need, including working in partnership with housing associations to increase the supply of amenity standard housing within new-build rented stock in the area and seeking potentially suitable sites that could be used to provide purpose built sheltered housing.

#### 4. Proposals to revert sheltered properties to mainstream housing stock

- 4.1 A review of lets in non-purpose built schemes in Rutherglen for the period 1 January 2006 to 30 June 2010, has identified that in Chapel Court, Castlefern Road and Woodend Road a large proportion of lets have been made to younger applicants from the general waiting list. The profile of current tenants confirms that a number of properties are now occupied by tenants who do not receive the sheltered housing support service. This is illustrated in Table 1 below.

Table 1

Sheltered development	Total no. of properties	No. properties to be reverted to mainstream stock	New tenants from 1.01. 2006 - 30.6.2010		Profile of tenants as at 30 June 2010	
			<60yrs	60yrs +	Sheltered	Mainstream
1-31, 41-63 Chapel Court	16	16	6	8	9	7
115,117,159,161,179 and 181 Castlefern Road 21 and 27 Kirkmuir Drive	32	32	6	4	10	22
14, 16, 82 and 99 Woodend Road	12	12	3	3	0	12
<b>Total</b>		<b>60</b>	15	15	19	41

- 4.2 As can be seen from Table 1 only 19 of the 60 properties, that it is proposed to revert to mainstream stock, are occupied by sheltered tenants, who have a community alarm and receive welfare checks from a Community Sheltered Housing Officer (CSHO). The majority of these tenants have low support needs, with many having requested a reduced level of service.
- 4.3 24 non-purpose built sheltered properties at Fernhill Road are also scheduled for demolition as part of the regeneration programme for the area. Properties have been identified in Phase 2 of the Fernhill new-build programme (8 amenity and 5 mainstream) for the remaining 13 tenants of Fernhill Road.

#### 5. Future development programme

- 5.1 The future RSL development programme and regeneration proposals for the area include the provision of additional properties which are suitable for older people. 24 amenity units have already been completed in 2009/2010 as part of the Cairns and Fernhill regeneration programmes and the following amenity properties for rent are planned in 2011-2013:-

- ◆ 55 units at Westcoats Road, Cambuslang (Arklet HA)
- ◆ 12 units at Richmond Court, Rutherglen (Arklet HA)
- ◆ 35 units at Fernhill, (West of Scotland HA)

5.2 Potential options for purpose built sheltered housing in the Rutherglen and Cambuslang area will continue to be progressed, including in central Cambuslang and the former care home at David Walker House, Rutherglen. Further details on these proposals are contained in a separate report (Sheltered Housing Development in Cambuslang and Rutherglen).

## **6 Next Steps**

6.1 In terms of progressing the reconfiguration of the properties detailed in 4.1 above, it is proposed that:-

- ◆ consultation be undertaken with existing sheltered tenants, including an appraisal of their housing needs and preferences in respect of the following options:-
  - ◆ remain in current tenancy with continuing support from Community Sheltered Housing Officer.
  - ◆ remain in current tenancy with dispersed alarm connected to the Council's 24-hour control centre
  - ◆ transfer to alternative suitable housing
- ◆ no further offers be made to sheltered applicants from 1 January 2011.
- ◆ current applicants on the housing list whose preferences include these properties be advised that this stock will revert to mainstream.

## **7 Employee Implications**

7.1. Depending on the outcome of the consultation process at 6.1 above, the provision of a Community Sheltered Housing Officer service to these properties may require to be reviewed.

## **8. Financial Implications**

8.1. The costs will be met from within existing budgets.

## **9 Other Implications**

9.1. There are no implications for sustainability or risk in terms of the information contained within this report.

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

10.1 This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy and, therefore, no impact assessment is required.

10.2 The individual needs of tenants will be considered through the consultation process set out at section 6.1 above.

10.3 The Care Commission has been notified of the proposed reduction in sheltered housing stock.

**Lindsay Freeland**  
**Executive Director**

12 November 2010

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

- ◆ Accountable, effective and efficient

**Previous References**

None

**List of Background Papers**

- ◆ Best Value Review of Sheltered Housing (2004)

**Contact for Further Information**

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

Carol Lee, Policy Co-ordinator

Ext: 4739 (Tel: 01698 454739 )

E-mail: [carol.lee@southlanarkshire.gov.uk](mailto:carol.lee@southlanarkshire.gov.uk)