

Report of Liz Cook, Chief Officer Housing Management

Report to Director of Environment and Housing

Date: September 2015

Subject: Re-housing Arrangements Rosemont, Bramhope

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): Adel and Wharfedale	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Summary of main issues

Rosemont is a sheltered housing scheme of 25 units in Bramhope. The scheme contains bedsit accommodation and shared bathing facilities and therefore requires redevelopment or replacement.

Leeds City Council has been considering the options for the scheme and architects have appointed to work with Housing Leeds to develop options for the scheme, in consultation with tenants. Detailed proposals are currently being finalised for each of the options. All the options under consideration require the building to be emptied due to the extent of the refurbishment works needed. To ensure tenants are provided with full information and have the greatest choice and opportunity for permanent or temporary rehousing approval is sought to rehouse tenants currently living at Rosemont Sheltered Scheme, Bramhope in alternative suitable housing whilst the long term plans for the scheme are finalised.

Recommendations

To approve the rehousing of tenants at this scheme in alternative suitable housing on a permanent or temporary basis dependent on individual tenants choice.

1 Purpose of this report

- 1.1 To request permission to commence the rehousing of the 8 tenants from the occupied units at Rosemont, Bramhope on a temporary or permanent basis dependent on individual tenants choice.

2 Background information

- 2.2 Rosemont Flats was built in 1967; it is of a traditional construction type and is located on a steep hillside in Bramhope Village in the outer North West area of the city. There are 25 sheltered units on the site including 18 bedsits, with only 8 units currently being occupied (1 x 2 bedroom flat, 3 x 1 bedroom flat, 4 x bedsit).
- 2.1 Leeds City Council has been considering the future of Rosemont Sheltered Scheme in Bramhope as part of a wider review of sheltered housing schemes with bedsit accommodation and shared bathing. Due to the structure of the existing building all options being considered will require extensive refurbishment or the demolition of the existing building.

3 Main issues

- 3.1 The current scheme is not sustainable into the future, due to its design and the inability to meet DDA requirements. The existing scheme includes a large number of bedsits, with 14 of them being unoccupied. They have not been let as they no longer meet the needs of residents moving into sheltered accommodation. Many of the bedsits have been empty for several years.
- 3.2 The options for refurbishment and or replacement of the scheme are yet to be finalised, however to reduce the uncertainty it is appropriate to offer the existing residents the option for permanent rehousing or temporary rehousing with a guarantee to return to Rosemount following its redevelopment.
- 3.3 The current 8 tenants residing at Bramhope will be offered the choice of permanent rehousing or temporary rehousing with a guarantee to return, although there is no other sheltered housing within Bramhope, Rosemont is situated in an area with a good range of other sheltered accommodation within a 5 mile radius.
- 3.4 Detailed discussions will take place with each resident to discuss their housing and medical needs and areas of choice. Residents will be offered permanent rehousing or temporary rehousing dependent on their individual wishes.
- 3.5 All current tenants at Rosemont will be given the opportunity to return to the new Scheme once built, if they so wish.
- 3.6 The compensation package for the resident consist of disturbance payments which cover all reasonable removal expenses such as carpets, curtains, TV aerials etc.(under the Compensation Act 1973 Section 37) for all residents making a temporary or permanent move. The payments are based on receipts / evidence of costs.
- 3.7 The compensation package for residents deciding to make a permanent move, which means not returning to Rosemont, is £4,900 Homeloss Payment. This will be payable to any resident wishing to make one move to a new home in addition to the disturbance payment.

4 Corporate Considerations

4.1 Consultation and Engagement

4.1.1 Regular engagement has taken place over recent months with tenants, local Ward Members and the Bramhope Parish Council. Attendance at monthly coffee mornings has enabled the Council to consult on the options and detailed designs and provide regular updates. To reduce the uncertainty for residents the offer of permanent or temporary rehousing should commence as soon as possible.

4.2 Equality and Diversity / Cohesion and Integration

4.2.1 The proposed scheme will meet key equalities priorities as identified in Leeds City Council's policy. Specifically these will be to:

- Increase a sense of belonging that builds cohesive and harmonious communities
- Ensure that housing and regeneration investment meets the changing needs of individuals and communities
- Improve housing conditions and energy efficiency

4.3 Council policies and City Priorities

4.3.1 The Best Council Plan 2015 – 2020 includes Delivering the Better Lives Programme which focuses on the following three key areas:

- Better Lives through housing, care and support;
- Better Lives through integration; and
- Better Lives through enterprise

4.3.2 In addition, the seven Breakthrough Projects identified by the Council include 'Making Leeds the best place to grow old', with a focus on design and maintenance of housing to allow older people to age well and live independently.

4.3.3 This development opportunity will provide, suitable, affordable and accessible accommodation for older people which will allow residents to remain independent and in their own home for longer. Resident's warmth, safety and security will be considered during the design stage alongside much improved accessibility including wet floor shower rooms to all properties, a mobility scooter park and level access throughout the building.

4.4 Resources and value for money

4.4.1 A resource will be required to assist with the rehousing of the 8 current tenants and to cover disturbance payments associated with the move including telephone reconnection, carpet refitting, packing and removals. The average disturbance costs are on average £2,000 therefore the estimated cost would be 8 x £2000 =£16,000 xxx.

The maximum cost for homeloss is £4,900 x 8 = £39,200- the actual costs will depend on residents choices.

The maximum resource estimate for rehousing is estimated at £55,200.

4.5 Legal Implications, Access to Information and Call In

4.5.1 The proposals contained within this report are not eligible for call in.

- 4.5.2 Leeds City Council has a duty to re-house the displaced tenants and discussions will take place individually with tenants, to understand their housing and medical needs and preferred areas of choice and if they wish to move on a temporary or permanent basis.
- 4.5.3 Any tenants who opt to move on a temporary basis and return to the new Scheme, and who are therefore not permanently displaced, will only be eligible disturbance payments associated with moving.
- 4.5.4 If, at the time of moving from Rosemont, a tenant elects to move on a permanent basis they will receive £4,900 Homeloss and disturbance payments associated with moving. Any tenant who accepts this payment will not be offered a return to the new scheme.

4.6 Risk Management

- 4.6.1 Consideration must be given to providing adequate security to safeguard tenants as the number of tenants residing at the scheme decreases. It is proposed that this is through an overnight and weekend Security Guard, enhanced Sheltered Support Officer visits during working hours, fitting of net curtains and provision of timed lighting to suggest a presence in properties.

5.0 Conclusions

- 5.1 Leeds City Council has been considering the options for the scheme over the last year. Detailed proposals are currently being finalised for each of the options. Because each of the options being considered requires the building to be emptied prior to any works commencing, Housing Leeds is seeking approval to rehouse tenants currently living at Rosemont in alternative suitable housing whilst the long term plans for the scheme are finalised.

6.0 Recommendations

- 6.1 To approve the rehousing of tenants at this scheme.

7.0 Background documents¹

- 7.1 None

¹ The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.