

**HOUSING STOCK OPTIONS – PROJECT TEAM****25<sup>TH</sup> JANUARY 2005****Housing needs and the Housing Stock Options Appraisal**

1. At the last meeting of the Project Team we considered a detailed report on housing needs and how the level of measured housing need would influence the housing stock options appraisal project.
2. We concluded that as the needs data indicated an on-going strong demand for the majority of the Council's housing stock, that we should focus our attention on our accommodation designated older persons housing.
3. It is some of our older persons housing that we find less desirable by potential tenants and therefore on occasions harder to let. We need to better understand the features which make this housing less popular and I am proposing that we undertake an audit using the attached template.
4. The popularity of our older persons housing is usually related to a number of features of the accommodation and the area including:
  - location;
  - access to local facilities;
  - size and layout of the accommodation;
  - age and condition of the property;
  - value for money (rent and services)
  - support and community facilities available;
  - access in and around the home.

This is not an exhaustive list.

5. I would like to assess all of our older persons schemes against criteria that are likely to be important to existing and new tenants, and I have tried to capture these under the various headings on the template. I have given a few examples of the information to be included on the template.
6. Completion of the template audit should enable us to focus on the properties which are hard to let and why. An important part of the audit will be information from tenants, Wardens, and our Housing Needs and Enabling Team, on their perceptions as to the popularity of specific older persons schemes/properties.
7. From this information we should be able to determine the amount and type of investment required in tenants homes, and build these costs into our financial model. The exercise may suggest a number of different options such as:
  - decommissioning and demolition for redevelopment or sale of the site;
  - disposal to another landlord;
  - disposal to existing tenants;
  - decommission and reuse for a different client group;
  - remodel and improve.

Again, this is not an exhaustive list.

8. I am proposing that to initiate this work officers complete the template and report this information back to the Project Team in early February, together with an initial assessment of the options for each scheme/group of properties.
9. Before launching this exercise I would welcome the views of the Project Team.

**John Golding**  
**Head of Housing and Social Inclusion**