

HRA funded acquisition of a 3 bedroom bungalow in Littleover

SUMMARY

- 1.1 This report proposes the acquisition of a 3 bedroom bungalow in the popular suburb of Littleover, which following a scheme of refurbishment and adaptation will be suitable for an identified family with complex care needs

RECOMMENDATION

- 2.1 To authorise the Interim Head of Strategic Asset Management and Estates to proceed with the purchase at the agreed price of £179,950.
- 2.2 To proceed with a scheme of refurbishment and adaptation (the details of which are set out in paragraphs 4.4 and 4.5 of this report) to accommodate the identified families needs

REASONS FOR RECOMMENDATION

- 3.1 There are no properties suitable for the family within existing stock and, longer term, the family are at risk of homelessness due to their current landlords intention to dispose of the property they currently rent
- 3.2 The property type and location is in high demand from those on the housing register and would be easily let to a family in housing need if it subsequently became available.

SUPPORTING INFORMATION

- 4.1 This 3 bedroom detached bungalow is on a large rectangular, level plot within easy access to local shops and facilities. It benefits from a spacious entrance hallway, 2 reception rooms and detached single garage.

- 4.2 This type of property is in high demand from those on the housing register as it is suitable for people with complex care needs. A family with a child with multiple complex care needs including physical impairments and mental health and behavioural issues has been identified.
- 4.3 This property has been identified after an extensive search for a suitable property for the identified family. It has been chosen due to the following reasons:
- Adaptability to meet access requirements at reasonable expense and to meet the needs of this family
 - Potential to expand to 4 beds without extension, meaning should the family grow, there would be no need to move them
 - It has a good shape rectangular level plot with level access to the highway
 - It is located less than 200m from local shops and amenities and allows the family to maintain access to their support network who live in the area
 - It is the best value for money bungalow viewed in the area
- 4.4 The bungalow requires general refurbishment throughout to include renewal of the kitchen and existing bathroom, a new gas central heating system and the installation of hard wired smoke alarms alongside other modernisation works at an estimated cost of £11,450.
- 4.5 To ensure the property meets the specific needs of the allocated family, adaptations are required with an estimated cost of £15,400 which will include, but is not exclusive to:
- The provision of a secondary wet room style bathroom
 - Formation of a doorway and installation of a hoist between a bedroom and the new wet room
 - Widening of internal doors
 - Widening of external doors and formation of ramped access
 - Installation of patio doors to rear with ramped access to rear garden
 - Levelling of the floors throughout
- 4.6 The costs of acquisition will be funded from the Housing Revenue Account (HRA) new build and acquisition budget and recycled Right to Buy (RtB) receipts will apply to 30% of the purchase value, with the costs of the refurbishment and adaptation works funded from existing capital budgets.
- 4.7 The purchase represents good value for money as this type of property in this location rarely becomes available for acquisition at the agreed price of £179,950.
- 4.8 This acquisition supports the Council's strategic aims to; ensure that more people have access to a safe and secure home of an appropriate size and type, promote sustainable and balanced communities and address the housing and support needs of vulnerable people.

This report has been approved by the following officers:

<p>Legal officer Financial officer Human Resources officer Estates/Property officer Service Director(s) Other(s)</p>	<p>Olu Idowu, Head of Legal Services - Toni Nash, Head of Finance – Adults Health and Housing & Resources Liz Moore, Acting Head of Service – Business Partner, Strategic HR Support and Equalities Alistair Burg, Interim Head of Strategic Asset Management and Estates Ann Webster, Lead on Equality and Diversity - Approved Nick O'Reilly, Director of Information Systems - Approved Adrian Jeffs, Health and Safety Team Leader - Approved Andy Hills, Environment and Climate Change Group Manager - Ian Fullagar, Head of Strategic Housing - Approved Karen Brierley, Housing Development and PFI Team Leader - Approved</p>
<p>For more information contact: Background papers: List of appendices:</p>	<p>Carly Saunt 01332 640321 carly.saunt@derby.gov.uk None Appendix 1 – Implications</p>

IMPLICATIONS

Financial and Value for Money

- 1.1 The acquisition will be funded from the HRA for new build and acquisition and recycled RtB receipts.
- 1.2 The refurbishment and adaptation costs will be deducted from existing capital budgets and will not exceed £30,000.
- 1.3 All works will be completed by Derby Homes to ensure value for money is achieved.

Legal

- 2.1 The property will be subject to the usual due diligence throughout the conveyance process.

Personnel

- 3.1 None directly arising from this report.

IT

- 4.1 None directly arising from this report.

Equalities Impact

- 5.1 The property will be adapted to suit a physically impaired person and will have level or ramped access, a wet room style bathroom and hoists to assist with transfers between the bedroom and adapted bathroom. There will also be access to the garden.

Health and Safety

- 6.1 None directly arising from this report.

Environmental Sustainability

- 7.1 None directly arising from this report.

Property and Asset Management

- 8.1 The acquisition will bring a property of a popular type, in a popular location that will be suitable for people with complex care needs into the Councils residential stock holdings.

Risk Management

- 9.1 None directly arising from this report.

Corporate objectives and priorities for change

- 10.1 This acquisition promotes the Councils strategic priorities to promote sustainable and balanced communities, address the housing and support needs of vulnerable individuals and ensure that more people have access to a safe and secure home of an appropriate size and type.