

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

**Reference Number:**

2214

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**Department:**

Development

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**Subject:**

Re-designation of Bellevue Court, St Anns

**Total Value:**

£9,100 (Type: Capital)

**Decision Being Taken:**

To redesignate the flats at Bellevue Court from Independent Living to General Needs Housing restricted to those aged 40 and over.  
To offer the 13 current tenants the opportunity to move to other Nottingham City Homes Independent Living accommodation elsewhere through either Choice Based Lettings or by making Direct Offers and to provide financial support of up to £700 per tenancy to cover moving expenses.

That provision of £9,100 is made in the Housing Revenue Capital Programme.

**Reasons for the Decision(s)**

**Bellevue Court is an independent living housing complex consisting of 18 one bed flats, a house and 9 bungalows. The 9 bungalows at the scheme will remain as Independent Living and the house does not form part of the proposal.**

**The flats at Bellevue Court have been advertised on a regular basis through the HomeLink Choice Based Lettings scheme; however there has generally been little interest.**

**The ASRA Housing Group has recently built a new Independent Living Scheme next to Bellevue Court and this will be let to those aged 50 and above. This has increased the supply of accommodation in the area, which combined with the new build factor will in all likelihood further reduce demand for Bellevue Court.**

**There are currently five void flats with some having been empty since 2012.**

**There are no plans to change the communal area; this will continue to be a resource for residents and indeed an additional venue for Activities Co-ordinators to utilise, providing a varied programme of initiatives to engage tenants in this area of the city.**

**Consultation has taken place in accordance with Section 105 of the Housing Act 1985. An informal meeting was held at Bellevue Court to outline the options and tenants were given time to consider the implications and raise any questions before the formal consultation phase. The Section 105 notices were then issued and a follow up meeting held, again to enable tenants to have another opportunity to air their concerns. The main points raised included allowing tenants to move to another flat within the complex where there are mobility or other specific issues. Tenants advised that they wanted the scheme to remain free from anti-social behaviour. The majority of tenants were in favour of the reduction in the age limit with most supporting a change to 50 and above and some supporting lowering to 30 plus and 40 plus.**

**A follow up meeting was held on 22 June 2015 where tenants were advised of the proposal to change the lettings criteria to 40 and above.**

**Impact for existing tenants:**

- Retain the Independent Living Service including the Alarm service.**
- Protected rights to retain the communal TV licence at £7.50 per year**
- Retain laundry service**
- Retain common room**
- Would be able to move if so desired during the first year and would get help with bidding and removals.**

**Impact for new tenants:**

- Made clear that this is now general needs and not Independent Living**
- Local Lettings policy with allocations to those aged over 40 with no history of Anti-Social Behaviour (ASB).**
- Local Lettings Policy will be reviewed on an annual basis**

- **No access to Independent Living visiting service or concessionary TV Licence, however could access the Nottingham on Call Alarm scheme, if certain criteria are met.**
- **Can use the laundry and communal room**

<b>Other Options Considered:</b>	<p><b>Not to re-designate Bellevue Court - rejected because the Council would otherwise retain stock that is not viable and is unpopular as Independent Living. For this reason, re-designation of Bellevue Court is the favoured option</b></p> <p><b>To consider other age ranges - rejected at present. Important to retain an element of consistency due to surrounding designation.</b></p>
<b>Background Papers:</b>	N/A
<b>Published Works:</b>	N/A
<b>Affected Wards:</b>	St Ann's
<b>Colleague / Councillor Interests:</b>	Portfolio Holder consulted 11.6.15. Local Members consulted 5.1.15, 28.1.15 20.2.15, 11.6.15.
<b>Consultations:</b>	Those not consulted are not directly affected by the decision.
<b>Crime and Disorder Implications:</b>	Three consultation meetings have been held with the tenants and at the meetings concern was raised about incoming residents potentially causing anti social behaviour. The policy for new lettings will include the criteria that no applicants with a history of anti social behaviour will be considered.
<b>Equality:</b>	Please login to the system to view the EIA document: EIA Bellevue Court.doc
<b>Decision Type:</b>	Portfolio Holder
<b>Subject to Call In:</b>	Yes
<b>Call In Expiry date:</b>	27/10/2015
<b>Advice Sought:</b>	Legal, Finance, Equality and Diversity

**Legal Advice:** This decision is governed by Section 105 Housing Act 1985. I have been through Section 105 and given consideration to the proposed decision. The Local Government has complied with that Section and the proposed decision is within the Local Government's powers and a matter of Housing Management Advice provided by Jacqueline Kay Heffron (Senior Solicitor) on 24/09/2015.

**Finance Advice:** It is proposed that 18 flats within the independent living scheme at Bellevue Court are re-designated to general use flats in order to reduce the level of voids and generate additional rent for the Housing Revenue Account (HRA).

Existing tenants of the scheme are being offered £700 to pay for removal and associated costs should they choose to move to another scheme (13 tenants x £700 = £9,100). Reducing the number of unoccupied flats by half would payback the maximum cost within two years.

The cost will be funded from the HRA Capital Programme - "Independent Living Re-designation" scheme (reduced from £0.018m to £0.009m) that was approved at the Executive Board meeting in February 2015. Advice provided by Julie Dorrington (Finance Analyst (Housing)) on 07/08/2015.

**Equality and Diversity Advice:** The proposal broadly meets the needs of existing tenants whilst providing those in need of housing with an opportunity within a stable environment. The needs of existing tenants will need to be paramount as they enter a more isolating time of life and any avoidable upheaval of lifestyle, community etc will need to be managed sensitively and responsibly. Reducing the age criteria to 40 would appear to be a reasonable compromise, but a strong review mechanism will need to be in place. Advice provided by Adisa Djan (Equalities and Diversity Consultant) on 24/07/2015.

**Signatures**

Jane Urquhart (Portfolio Holder for Planning and Housing)
SIGNED and Dated: 19/10/2015
David Bishop (Deputy CE, CD for Development and Growth)
SIGNED and Dated: 09/10/2015