

North Lanarkshire Council Report

Policy & Resources Committee

Agenda item 4 approval noting Ref DM/PH Date 13/12/17

Greenlea Road, Chryston

From Des Murray, Assistant Chief Executive (Enterprise & Housing Resources)

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Executive Summary

The purpose of this report is to seek approval in principle to transfer the development at Greenlea Road, Chryston from the General Services Account to the Housing Revenue Account. The development, comprising 20 x 1 bedroom bungalows and office accommodation, was built to provide additional intermediate care places for Health & Social Care North Lanarkshire. Following a recent review of intermediate care requirements linked to a move towards a 'discharge to assess' model of provision, Health & Social Care North Lanarkshire has concluded that they have sufficient supply of intermediate care beds and the properties at Greenlea Road may be better utilised as mainstream amenity housing for older people.

Recommendations

It is recommended that the Committee:

- (i) Approve the proposal to transfer the development at Greenlea Road to the Housing Revenue Account for use as mainstream amenity housing for older people, subject to the approval of the Integrated Joint Board
- (ii) Authorise the Head of Corporate Property, Procurement and Resource Solutions to determine the transfer valuation, taking into account any alterations/ additional works required to make them suitable for mainstream housing.

Supporting Documents

Council business plan to 2020 The transfer of the properties contributes to meeting the council's Business Plan Priority Outcome of Improving Economic Outcomes and Opportunities by supporting the provision of access to high quality housing. It will also contribute to the priority of Improving the Health and Care of our Communities.

1. Background

- 1.1. The development at Greenlea Road comprises 20 x 1 bedroom bungalows with a separate single storey block which was intended to provide office accommodation for staff. The development was completed in late 2016 and was originally intended to provide additional intermediate care places for people being discharged from hospital prior to going home.
 - 1.2. Following a recent review of intermediate care beds and a move towards a 'discharge to assess' model, Health & Social Care North Lanarkshire has concluded that they have sufficient capacity within the local authority area to meet their requirements for intermediate care and that the Greenlea Road development would best be used to help meet the shortfall for older persons housing. The use of the accommodation for permanent housing also helps support the National Health and Wellbeing Outcomes, and in particular that people, including those with disabilities or long term conditions, or who are frail, are able to live, as far as reasonably practicable, independently and at home or in a homely setting in their community.
 - 1.3. The council's Local Housing Strategy identifies the need for additional housing suitable for older people, with the Moodiesburn/Chryston area having the highest pressure of any locality in North Lanarkshire for older persons housing.
 - 1.4. The council has an approved new build programme of 2,150 new homes, therefore there is capacity within the programme to accommodate the additional 20 units at Greenlea Rd.
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2. Report

- 2.1. In order for the properties at Greenlea Road to be suitable for permanent accommodation there are likely to be some additional works required, including creation of some additional car parking and internal alterations to properties. It is also proposed that the office accommodation would be converted to create a wheelchair property. This work is currently being assessed and costed.
 - 2.2. Subject to approval at the IJB, it is proposed that the development should transfer to Enterprise and Housing Resources at a value to be determined by the Head of Corporate Property, Procurement and Resource Solutions, taking account of necessary alteration work.
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3. Implications

3.1. Financial Impact

The funding to acquire the development at Greenlea Road can be contained within the Housing Revenue Account new build budget.

3.2. HR/Policy/Legislative Impact

The proposals support the council's strategic priorities and Local Housing Strategy priorities.

3.3. Environmental Impact

The new homes are built to modern standards and as a result are more energy efficient contributing to the reduction in CO2 emissions.

3.4. Risk Impact

As the properties are already constructed the risk to Enterprise & Housing Resources associated with this report is considered to be minimal.

4. Measures of success

The measure of success will be that the properties are brought into use to help meet the need for additional affordable housing for older people.



Des Murray

Assistant Chief Executive (Enterprise and Housing Resources)