



HOUSING MANAGEMENT ADVISORY BOARD

To: Board Members Ali, Davis, Edwardes (Chair), Hudson, Riley (Vice-Chair), D. Wright, J. Wright, Councillors Goode, Infield and Monk (For attention)

All other members of the Council
(For information)

You are requested to attend the meeting of the Housing Management Advisory Board to be held in Committee Room 1, at the Council Offices, Southfields, Loughborough on Monday, 19th February 2024 at 4.30 pm for the following business.

Chief Executive

Southfields
Loughborough

16th February 2024

AGENDA SUPPLEMENT

4. SHELTERED ACCOMMODATION STRATEGY

2 - 29

A report of the Director of Housing and Wellbeing.

**DRAFT Sheltered
Accommodation
Strategy
Framework**
Charnwood Borough Council

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1. Introduction

The Council's new Corporate Strategy 2024-2028 contains a commitment to improve its portfolio of sheltered accommodation.

The Sheltered Accommodation Strategy Framework sets out the approach to achieving this aim, whilst also having regard to broader intentions set out in the Corporate Strategy around delivering excellent services, achieving value for money through reviewing how we work, engaging with residents, and exploring all options for service delivery to achieve the best results for our communities.

The Strategy Framework sets out a direction of travel for improving our portfolio of sheltered accommodation recognising the challenge is one of significant scale, concerning both physical assets, and the wellbeing and aspirations of our current and future residents.

The Strategy Framework contains a specific section on Fielding Court in Loughborough. Fielding Court has many empty properties, and residents from Block A have been decanted to alternative accommodation following the failure of pipework embedded in the fabric of the building. An urgent need therefore exists to determine its future.

2. Background

The Council owns 14 sheltered accommodation schemes, consisting of 12 low rise schemes of accommodation, (one with flats also at the location), and one distinct bungalow scheme.

A map showing the geographical location and distribution of the accommodation can be found below.

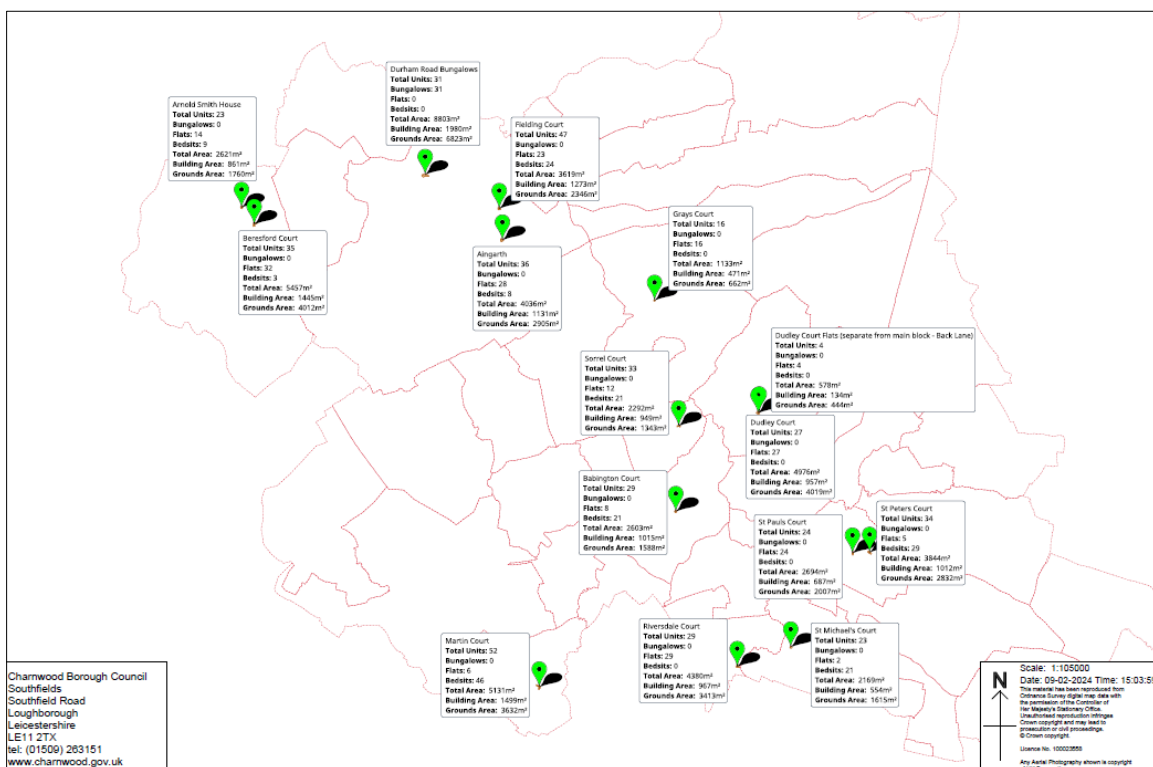


Figure 1 (above) - Map Showing Geographical Location and Distribution of Sheltered Accommodation

Under the Council's Allocations Policy properties are let to people aged over 60. Each individual dwelling / home has its own front door. A 24-hour alarm system, mobile warden, and communal lounge is also provided.

Most of the low-rise schemes contain a mixture of bedsits and flats. Many bedsit units are small, do not have kitchens with adequate space and layout, and are not self-contained i.e., they do not have their own bathrooms: residents therefore use shared bathing facilities. There are long corridors and changes in levels at schemes, making them hard for people with mobility issues to navigate.

Most schemes were constructed in the late 60s and early 70s and do not meet either the needs or aspirations of older people.

Properties are hard to let, and the number of void (empty) properties has increased over the years. The rents are low, and there are high costs associated with the blocks, which perform poorly from a financial asset perspective.

Much of the accommodation is well located in the centre of settlements, close to shops and services. Schemes have a social value, and many have a sense of community, however the reduction in occupancy, with three schemes standing more than half empty, has led to a reduction in social activity over the years.

A review of sheltered accommodation has been in progress for several years and to date the Council has completed improvement works at the following schemes:

- Aingarth, Loughborough: conversions from bedsits to flats (8 bedsits remain).
- Dudley Court, Sileby: conversions from bedsits to flats.
- Grays Court, Barrow upon Soar: refurbishment of bedsits to flats and bungalows built in the grounds.
- Riversdale Court, Birstall: refurbishment of bedsits into one-bedroom flats, transforming the building into a high-quality place to live.



Figure 2 (above left) and **2a** (above right) - Riversdale Court, Birstall

Cabinet approval has been gained to demolish and subject to planning permission build 9 bungalows at the St Michael's Court site in Loughborough. A project is in progress to take this

work forward. Plans Committee is expected to consider the Council's application in February 2024.



Figure 3 (above) Photo Montage of the Planned Bungalow Scheme to replace Existing Sheltered Accommodation at St Michaels Court, Thurmaston

3. Summary of Current Status of All Schemes

3.1 Voids

An overview of schemes can be found at Appendix 1 - Overview of Sheltered Accommodation Schemes.

In December 2023, of the 420 units in sheltered accommodation schemes 137 units were void. The data shows:

- Void (empty property) levels at some schemes are very high:
 - Martin Court in Anstey has 52 units of which 13 are tenanted. B Block has not been occupied since 2005. 75% of properties are void.
 - Babington Court in Rothley is 59% void.
 - Sorrell Court in Mountsorrel is 56% void.
 - St Peters Court is 41% void.
 - Fielding Court is 40% void.
- There is a clear correlation between void levels and units without their own bathroom. These properties are very hard to let and are unlikely ever to be so.

3.2 Costs Associated with the Running of Schemes

The costs of running the schemes are high and rents are low. The running costs shown at Appendix 1 do not include projected repairs and capital investment costs. When these costs are factored, many schemes have a negative net present value, costing more to run than income generated. Work undertaken by Savills UK for the Council in 2022 confirmed this position, setting out that, financially, sheltered accommodation is the Council's worst performing asset group.

3.3 Development Potential

All schemes hold development potential, either for sheltered or general needs accommodation, or alternative use.

As stated elsewhere in this document, all options need to be considered. This section provides an indication of the of the potential for general needs accommodation, solely for illustrative purposes.

Further detailed consideration would also be needed around issues such as site topography, constraints, and viability.

- Martin Court in Anstey at approximately 5131m², has the potential for 11 x 2 bed houses and 7 x 3 bed houses.
- Babington Court in Rothley at approximately 2603m², has the potential for 8 x 2 bed houses, 6 x 2 bed flats, and 4 x 1 bed flats.
- Sorrel Court in Mountsorrel at approximately 2292m², has the potential for 11 x 2 bed houses, and 5 x 3 bed houses.
- Fielding Court in Loughborough at approximately 3619m² has the potential for 11 x 2 bed houses, and 5 x 3 bed houses. NB this would involve demolition of B Block which comprises 17 one bed flats.

4. Current and Future Demand, Housing Need and Supply

The Leicester and Leicestershire Housing Economic Needs Assessment (HENA) updated in 2022 sets out that:

- 12% of Leicester City's population and 20.5% of that across Leicestershire is aged 65+, and that the population aged 65+ is projected to grow by 80,200 persons to 2041.
- Currently 35% of households in Leicester and 31% across Leicestershire have a long-term health problem or disability, and the number of households with support and care needs is expected to rise over time, driven by demographic changes and a growing older population.

- A 40% increase in the population aged 65+ in Leicester and 42% increase across Leicestershire is projected over the 2019-41 period - this is expected to result in a growth of over 18,500 people aged 65+ with mobility problems to 2041; and an increase in over 8,100 people with dementia.
- The HENA models the needs of households with specialist housing needs - it anticipates a need for around 3,100 housing units with support (sheltered/retirement housing) in Leicester and 6,700 units in Leicestershire to 2041 - there is a need for around 1,500 additional housing units with care (e.g. extra-care) in Leicester and 4,400 in Leicestershire - focussed on market housing in Leicestershire and the affordable sector in Leicester.
- The report also identifies a housing need from around 2,700 wheelchair-users in Leicester and 7,000 in Leicestershire to 2041 - together with the expected growth in residents with mobility problems, this would suggest that there is a clear need to increase the supply of accessible and adaptable dwellings and wheelchair user dwellings as well as providing specific provision of older persons housing.
- For those aged under 65, the HENA shows a significant growth in those with impaired mobility in both Leicester and Leicestershire - there is also expected to be a significant growth in those with a mental health issue.

The below table contained in the HENA sets out the projected shortfall of specialist accommodation for older people across Leicestershire.

| Shortfall /surplus by 2041 | | Leicester | Blaby | C'wood | H'boro | H&B | Melton | NWL | O&W |
|------------------------------|------------|-----------|-------|--------|--------|-------|--------|------|-----|
| Housing with support | Market | 833 | 1,013 | 1,249 | 893 | 866 | 533 | 993 | 464 |
| | Affordable | 2,263 | -347 | 487 | 127 | 579 | -152 | -188 | 197 |
| Total (housing with support) | | 3,096 | 666 | 1,736 | 1,021 | 1,445 | 381 | 805 | 661 |
| Housing with care | Market | 485 | 417 | 767 | 428 | 513 | 258 | 520 | 273 |
| | Affordable | 986 | 97 | 299 | 119 | 258 | 72 | 252 | 116 |
| Total (housing with care) | | 1,470 | 514 | 1,066 | 547 | 771 | 329 | 772 | 389 |
| Residential care bedspaces | | 238 | 22 | 356 | 273 | 323 | 60 | 387 | 34 |
| Nursing care bedspaces | | 651 | 599 | 815 | 391 | 695 | 220 | 578 | 237 |
| Total bedspaces | | 890 | 620 | 1,171 | 663 | 1,018 | 280 | 965 | 271 |

Figure 4 (above) Specialist Housing Needs for Older People 2020-41 (extract from the HENA).

The HENA recommends that collaborative work is undertaken, led by the County Council, around the development of strategy for the provision of specialist supported accommodation and appropriate locations for the delivery of schemes at a Leicestershire level. The notion of collaboration between the County Council and district Councils around the provision of sheltered accommodation is echoed in the Leicestershire Adult Social Care Accommodation Strategy for Older People 2016-2026. The Council is therefore engaged in a dialogue with Leicestershire County Council in respect of its sheltered accommodation schemes.

The void data at Appendix 1 strongly indicates the Council has too much of the wrong type of accommodation.

In addition to hard to let bedsits, there are self-contained flats, which meet the Council's current void property standard, which are hard to let. Self-contained flats at Dudley Court in Sileby have been advertised through the Council's Choice based lettings system, repeatedly, with properties not being let. This suggests there is oversupply or that these flats are not attractive to, for example, older tenants under occupying Council accommodation.

The Section 106 Agreements for the sustainable urban extensions hold provisions for new extra care facilities at those locations. Extra care accommodation typically has on-site support for residents, alongside facilities and activities. This housing development pipeline information needs to be considered when determining the approach to the delivery of sheltered accommodation.

Previous analysis undertaken by Ark Consultancy for the Council over a decade ago, suggested that 53% of the Council's sheltered stock should be decommissioned, with ultimately a portfolio of around 180 units of bungalow and flat accommodation delivered, with a small number of residual bedsits. It is appropriate to review this figure considering current housing and demographic data, and the current occupancy of the schemes.

Action

- Provide an assessment of the housing need for accommodation for older people in the borough i.e., the volume of social housing needed for older people in the borough, its type, characteristics, and location, and the aspirations of older people.

5. Engagement with Homes England, Financial Considerations, and Delivery Capacity

The Council has engaged with Homes England, the Government's housing and regeneration agency. Its representative visited all the Council's sheltered accommodation schemes with Council officers in 2023.

The Council is partnering with a Homes England Strategic Partner, with a view to applying for grant funding from Homes England for St Michael's Court in Thurmaston.

Grant funding will not cover all the costs necessary to deliver the St Michael's Court redevelopment. A £2 million budget provision has been agreed by the Council for the works.

The review of the HRA Business Plan in early 2023 indicated there is capacity to borrow to fund priorities, including improvements to sheltered accommodation. The cost of borrowing however

is currently high, and there are several inflationary pressures which have significantly increased the cost of delivering landlord services, generally, to all tenants.

The cost of construction has also increased. Costed options, therefore need to be developed for sheltered accommodation, along with the mechanism for financing them. Potentially, sites could be disposed of to generate capital receipts to offset the cost of improvement or redevelopment works at other schemes.

The Council does not have a dedicated housing development team, and its housing strategy team is small. The work at St Michael's Court is likely to gather pace over the coming months, and whilst external project management support is in place, there is and will be a demand on internal resources to manage the project successfully.

The Council may achieve faster progress by partnering with a housing association or private sector developer. These organisations have large development teams, with the capacity, skills, and experience to deliver at pace. This approach has previously been recommended to the Council by Ark consultants in respect of sheltered accommodation. There is a need to mitigate losses associated with accommodation which currently performs poorly for the Council from a financial perspective and provide certainty to residents living in accommodation which is very underoccupied.

Actions

- Develop costed options for schemes, setting out how any resulting costs may be resourced.
- Consider, as part of a suite of options:
 - disposal of sites to generate income to fund improvements, redevelopment works at other schemes, or new accommodation.
 - Partnership with housing association/s or developers to deliver social housing to support speed of redevelopment and the meeting of local housing need.
- Create a project officer post and a budget for taking the strategy forward and developing options (with external support), funded through the Housing Revenue Account.

6. Best Practice, Satisfaction Levels at Sheltered Accommodation, and Standards

The HAPPI report, Housing our aging population: Panel for Innovation¹ published by The Housing Learning and Improvement Network (2009) sets out a number of key design elements for new build specialised developments to support the meeting of needs and aspirations of the older people of the future. Emphasising the space of the home, HAPPI identified ten key design elements:

- Space and flexibility
- Daylight in the home and in shared spaces
- Balconies and outdoor space
- Adaptability and 'care ready' design
- Positive use of circulation space
- Shared facilities and 'hubs'
- Plants, trees, and the natural environment
- Energy efficiency and sustainable design
- Storage for belongings and bicycles
- External shared surfaces and 'home zones'

Many of the existing schemes fail on the first criteria because bedsit units and some flats are too small.

A local standard for sheltered accommodation was put together some years ago in consultation with tenants, however it requires review.

The Council has recently asked tenants in sheltered accommodation how satisfied they are with the services they receive. Relevant results are below. Low levels of satisfaction at some schemes around repairs and communal areas are likely symptomatic of the age and condition of accommodation. As noted above St Martin's Court is a large most empty scheme. This is likely leading to low satisfaction around the feeling of safety and the care of communal areas.

| Measure | % | Comments |
|---------------------------------------|------|--|
| Overall satisfaction | 72.0 | Ranges from 25% at Arnold Smith House (ASH). to 100% at Babington Court. Martin Court is 40%. |
| Repairs satisfaction | 79.7 | Ranges from 50% at Arnold Smith Ho. (again) to 100% at Babington Ct, St Paul's Ct and Sorrel Ct. |
| Safety of home | 87.1 | Martin Court 20% |
| Tenants' views and CBC acting on them | 63.1 | ASH again lowest on 33.3% |

1

[https://www.housinglin.org.uk/assets/Resources/Housing/Support materials/Other reports and guidance/Happi Final Report.pdf](https://www.housinglin.org.uk/assets/Resources/Housing/Support%20materials/Other%20reports%20and%20guidance/Happi%20Final%20Report.pdf)

| | | |
|------------------------|------|---|
| Being kept informed | 75.9 | As above. Could be explained by very small samples in some of these schemes for some questions. |
| Treated with respect | 80.9 | |
| Care of communal areas | 75.0 | Martin Court 25% |

Figure 5 (above) - Results of 2023/24 Tenant Satisfaction Survey at Sheltered Accommodation

There is a need to establish a benchmark against which schemes can be assessed and to inform the specification of any new provision.

Actions

- Establish a minimum Charnwood standard to cover flatted and bungalow provision, including (but not exclusively) the:
 - Minimum numbers of homes to make supported schemes viable.
 - The type of support to be offered.
 - Facilities, including communal space / scooter stores, laundry / warden spaces.
 - The size of individual homes.
 - The mix of property types (1 & 2 bed).
 - Minimum internal / communal spaces to be offered.
 - The minimum external communal spaces to be offered.
 - Kitchen and bathrooms space standards etc.
 - The minimum energy efficiency level.
 - The sustainability of schemes as long-term assets, and their ability to be converted to general needs in the future. Any resulting assets need to have longevity.
- Engage current and potential tenants to understand resident views / likes / dislikes / aspirations and needs around both accommodation and services.
- Key staff, members, and tenant representatives to visit independent living schemes both in the borough and developed elsewhere.

7. Prioritisation of Schemes, and Programme of Works

The data at Appendix 1 indicates there are some schemes which are likely to be a high priority for intervention. These are the schemes with the highest number of bedsits and voids. Except for Fielding Court, the schemes are in the Southern half of the Borough. As stated earlier, void levels are high due to the presence of bedsit accommodation and the small size of dwellings.

- Fielding Court in Loughborough
- Martin Court in Anstey
- Babington Court in Rothley
- Sorrel Court in Mountsorrel
- St Peter's Court in Syston

Other schemes, which are currently better occupied, may require an interim investment strategy, based on improvement, maintenance, and the maximisation of rental income through combining bedsits to create flats where possible, although it should be noted much of this work has already been undertaken.

Finally, there are some schemes, including Riversdale Court in Birstall, Longcliffe Road Bungalows in Shepshed, and St Pauls Court in Syston which due to their condition, are unlikely to need intervention. These schemes are likely to be maintained in line with existing standards.

In any event, programmes of work must have regard to the current occupation of schemes and aim to minimise distress caused to tenants through decanting.

There are existing mechanisms in place to make sure tenants are not financially disadvantaged if their home is lost.

8. Enhancing Lettability

Some authorities and housing associations have reduced the age at which sheltered, retirement, or independent living accommodation may be accessed to 55, and have an enhanced void standard, undertaking the installation of carpets and decoration to dwellings to make them more attractive to potential tenants. Steps of this nature may support higher occupancy levels, particularly where accommodation is self-contained, yet hard to let. Furthermore, there are often people within schemes who are able and willing to support some of the less able residents. Increasing occupation of schemes is likely to support that dynamic. Both an enhanced void standard, and implementation of a lower age criteria are likely best suited to those schemes detailed above that are likely to be in an *interim investment* or *maintain in line with existing standards* categories.

In addition to its sheltered accommodation, the Council also owns 502 non-sheltered general needs bungalows designated 60+. These properties are also hard to let, largely due to their small size, layout, and accessibility issues.

Actions

- Introduce an enhanced void standard at sheltered accommodation, particularly at schemes likely to be subject to an interim investment strategy, rather than a priority for intervention, undertaking the installation of carpets and decoration to dwellings to make them more attractive to potential tenants.
- That delegated authority be given to the Director of Housing and Wellbeing, and the Head of Strategic Housing in consultation with the Executive Member for Public Housing to reduce the age at which sheltered accommodation may be accessed to 55, particularly at schemes subject to an interim investment strategy, rather than identified as a priority for intervention, with any necessary amends made to the Council's Housing Allocations Policy to enable this.
- That delegated authority be given to the Director of Housing and Wellbeing, and the Head of Strategic Housing in consultation with the Executive Member for Public Housing to reduce the age at which non sheltered, general needs 60+ bungalow accommodation may be accessed to 55, with any necessary amends made to the Council's Allocations Policy to enable this.

9. Restructuring of Resources and the Support Model

All flats within the courts are fitted with a warden call system. This is linked to a control centre which is staffed 24 hours a day, seven days a week and will assist tenants in an emergency.

Wardens regularly monitor the well-being of every tenant. The frequency of visits is agreed with each resident according to their needs and can be reviewed if circumstances change. Each resident has a personal support plan.

Based on the existing level of service, a reduction in the overall number of schemes, should that happen, would likely lead to a reduction in costs associated with the running of schemes. The future service offer, which could be a tiered one i.e. high support / medium support / no support, costs, and potential savings will need to be determined.

10. Vision for the Future

The actions defined in the sections above will provide the information necessary to determine a long-term vision around the Council's role as a provider of sheltered accommodation.

The key elements in forming this vision are likely to include:

- Housing needs and supply data, and how housing need may be met
- Views and aspirations of current and future residents
- Standards to be achieved
- Financial constraints and opportunities
- Options and viability
- Prioritised and sequenced programme
- Branding (i.e. *independent living* rather than *sheltered accommodation*, for example) and Future services

Actions

- Set out a long-term vision around the Council's role as a provider of accommodation for older people based on (including, but not exclusively):
 - Housing needs and supply data, and how housing need may be met.
 - Views and aspirations of current and future residents.
 - Standards to be achieved.
 - Financial constraints and opportunities.
 - Options and viability.
 - Prioritised and sequenced programme*.
 - Branding (i.e. *independent living* rather than *sheltered accommodation*, for example) and Future services.
- *The prioritised, sequenced programme is to include (but not exclusively):
 - Detail around decant timing.
 - The timing of grant applications, planning applications, permissions, market sales, legal agreements etc.
 - The procurement of a contractor/s where appropriate.
 - The construction programme where appropriate.
 - Additional viability reporting where necessary.
 - Cabinet and Council authorisations and reporting to the Housing Management Advisory Board.
- Define the future service offer and level/s of support provided.
- Undertake financial modelling to understand the level of resource needed to service the future portfolio of sheltered accommodation.

11. Fielding Court

Fielding Court is a sheltered accommodation scheme close to the town centre of Loughborough and the train station. Whilst close to facilities, its location is urban with limited green space.

Residents have created outdoor social areas which are valued, and pots and planters are present and cultivated. There is a 5-storey private development opposite its main entrance.

The Court is adjacent to a Council owned garage site and car park to the North and backs on to the Bell Foundry estate to the Southeast.

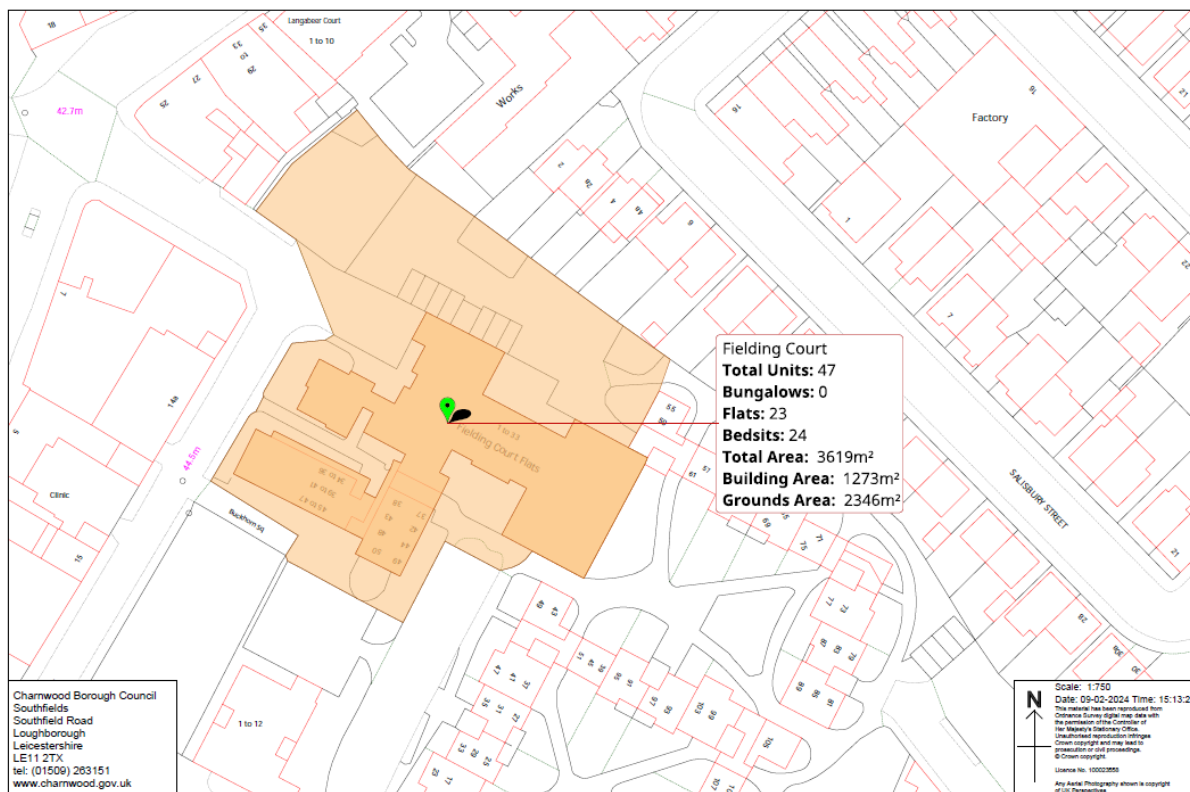


Figure 6 (above) - Plan of Fielding Court, Adjacent Garage Site and Leased out Car Park

Fielding Court comprises two blocks (A and B) and 47 dwellings in total.

A Block was constructed in the 1970s, and contains communal facilities including a lounge, scooter store, and laundry facilities. Around half of the dwellings are bedsits and do not have their own bathing facilities. The bedsits are larger than those in some of the other sheltered schemes.

B Block was constructed in the 1980s and contains self-contained flats. It has been and is better occupied.

In December 2023, 40% of dwellings (19 of 47) at Fielding Court were void.

| | Total number of units | Flats | Bedsits (none of which have their own bathroom) |
|-------|-----------------------|-------|---|
| Total | 47 | 23 | 24 |

| | | | |
|-------------------------------------|----|----|----|
| A Block (1-33) Constructed 1976 | 30 | 6 | 24 |
| B Block (34-47) Constructed 1987 | 17 | 17 | 0 |

Figure 7 (above) - Summary of Composition of Fielding Court

11.1 Location Photographs



Figure 8 (left)

Looking Southeast from Cradock Street at the front of Fielding Court.



Figure 9 (left)

Looking West at the rear of Fielding Court from the adjacent garage site.



Figure 10 (left)

Looking East from Cradock Street showing B Block.



Figure 11 (left)

Looking West towards Cradock Street showing N Elevation of B Block



Figure 12 (left)

Looking East at B Block, showing its relationship to A Block (the latter to the left of the image).

11.2 Current Repairs Issue

Pipework supplying heat and hot water to residents in A Block has failed. The pipework is embedded in the fabric of the building which contains asbestos. Asbestos was a commonly used building material, and it is in a safe condition, however extensive invasive works involving specialist contractors will be required to remedy the pipework and deal with the asbestos. Additionally, a new roof is required at part of the building, and the car park areas require resurfacing.

Site surveys have been progressed, and quotes received from contractors. The current estimated cost to undertake works is relatively high.

In the context of the large number of voids at the location, undertaking repairs does not seem economic.

11.3 Occupation and Communication with Tenants

Tenants were advised last year they need to be decanted for up to 12 months to enable works to take place. At the time, the costs and full extent of the work were not known. In the late Summer of 2023, there were 11 properties in A block occupied and 19 voids. Most tenants have now been supported to move out of A Block to alternative accommodation in the Council's stock. Some tenants have asked if they can stay in their alternative accommodation.

Tenants have been advised that the Council is considering options for Fielding Court, and this may involve the decommissioning of Block A and possibly Block B too. If tenants lose their home steps will be taken to ensure they are not financially disadvantaged.

11.4 Potential Options

A range of options exist, including (but not exclusively):

- Remodelling the older Block A, although this may be uneconomic.
- Undertake repairs (a “do nothing” option), although this too may be uneconomic.
- Demolition of both A and B Block and redevelopment of the site, either as sheltered or general needs accommodation.
- Demolition of Block A and redevelopment. Potentially, the newer B Block with self-contained flats could be retained, either as age-designated accommodation without support or as general needs accommodation, however the wider development potential of the site may be constrained if this were to take place.
- The site, which is well located, could be sold on the open market and the receipt used to invest in better quality accommodation elsewhere.

In any event, options must have due regard to the adjoining Bell Foundry and any future development at the Fielding Court site must not prevent or significantly compromise the future regeneration of that estate.

Recommendations

- That Block A of Fielding Court is decommissioned pending options appraisal, and that steps are taken to prevent tenants from being financially disadvantaged because of losing their home.
- That Block B is retained as age designated accommodation whilst options are considered with alarm and warden support, albeit without the communal facilities at Block A which lacks heat and hot water. The accommodation at Block B is currently meeting a housing need.
- That a range of options for the future of the site be explored, and that a recommended option be returned to Cabinet in 2024/25 for consideration.

Appendix 1 - Overview of Sheltered Accommodation Schemes

| Scheme | Total number of units | Total number of tenancies | Bungalows | Flats | Bedsits | Total number of voids at 3.12.23 | % Void at 3.12.23 | % occupation | Number of void flats | Number of void bedsits | Units without own bathroom | Current rent and service charge income based on current level of occupancy - annual debit of properties that are let | Current total scheme costs, utilities, warden/staff costs etc | Costs against income (minus voids) % (higher is worse) NB repairs and capital investment costs are not included | Total area m ² | Building area m ² | Grounds area m ² | Comment | Indicative development potential |
|---|-----------------------|---------------------------|-----------|------------|------------|----------------------------------|-------------------|--------------|----------------------|------------------------|----------------------------|--|---|---|---------------------------|------------------------------|-----------------------------|---|--|
| Martin Court, Anstey | 52 | 13 | 0 | 6 | 46 | 39 | 75% | 25% | 4 | 35 | 27 | £ 65,860.32 | £ 76,797.44 | 117% | 5131 | 1499 | 3632 | | 11 x 2 bed houses and 7 x 3 bed houses |
| Babington Court, Rothley | 29 | 12 | 0 | 8 | 21 | 17 | 59% | 41% | 2 | 15 | 20 | £ 58,564.32 | £ 57,404.53 | 98% | 2603 | 1015 | 1588 | | 8 x 2 bed houses, 6 x 2 bed flats, 4 x 1 bed flats |
| Sorrel Court, Mountsorrell | 33 | 14 | 0 | 12 | 21 | 19 | 58% | 42% | 2 | 17 | 22 | £ 76,496.16 | £ 64,423.28 | 84% | 2292 | 949 | 1343 | | 11 x 2 bed houses, 5 x 3 bed houses. |
| Fielding Court, Loughborough | 47 | 28 | 0 | 23 | 24 | 19 | 40% | 60% | 3 | 16 | 24 | £ 134,599.68 | £ 61,766.44 | 46% | 3619 | 1273 | 2346 | Area includes the adjacent garage site and car park | 11 x 2 bed houses, 5 x 3 bed houses (NB this would involve demolition of B Block which comprises 17 one bed flats) |
| St Peter's Court, Syston | 34 | 20 | 0 | 5 | 29 | 14 | 41% | 59% | 3 | 13 | 29 | £ 92,982.24 | £ 66,156.99 | 71% | 3844 | 1012 | 2832 | The Council owns land adjacent to the scheme. | |
| Grays Court, Barrow Upon Soar | 16 | 12 | 0 | 16 | 0 | 4 | 25% | 75% | 3 | 0 | 0 | £ 63,278.08 | £ 49,357.52 | 78% | 1133 | 471 | 662 | | |
| Dudley Court, Ebleby | 27 | 21 | 0 | 27 | 0 | 6 | 22% | 78% | 3 | 0 | 0 | £ 129,678.72 | £ 68,777.75 | 53% | 4976 | 957 | 4019 | Flats at Back Lane (below) are on the same site. | |
| Aingarh, Loughborough | 36 | 28 | 0 | 28 | 8 | 8 | 22% | 78% | 3 | 6 | 0 | £ 135,809.28 | £ 62,575.81 | 46% | 4386 | 1131 | 3255 | | |
| Arnold Smith House, Shepshed | 23 | 19 | 0 | 14 | 9 | 4 | 17% | 83% | 3 | 2 | 0 | £ 93,183.84 | £ 61,555.93 | 66% | 2621 | 861 | 1760 | | |
| Beresford Court, Shepshed | 35 | 29 | 0 | 32 | 3 | 6 | 17% | 83% | 3 | 1 | 4 | £ 146,710.08 | £ 71,395.79 | 49% | 5471 | 1445 | 4026 | | |
| Riversdale Court, Birstall | 29 | 28 | 0 | 29 | 0 | 1 | 3% | 97% | 3 | 0 | 0 | £ 150,816.00 | £ 70,799.61 | 47% | 4357 | 967 | 3390 | | |
| St Paul's Court, Syston | 24 | 24 | 0 | 24 | 0 | 0 | 0% | 100% | 3 | 0 | 0 | £ 111,115.20 | £ 50,322.61 | 45% | 2281 | 687 | 1594 | | |
| St Michael's Court, Thurmaston | 23 | 0 | 0 | 2 | 21 | 23 | 100% | 0% | 3 | 21 | 21 | NA | NA | NA | 2169 | 554 | 1615 | in redevelopment | |
| Dudley Court flats (separate from main block - Back Lane) | 4 | 4 | 0 | 4 | 0 | 0 | 0% | 100% | 3 | 0 | 0 | | | | 578 | 134 | 444 | On the same site as Dudley Court (above) | |
| Durham Road, bungalows | 31 | 31 | 31 | 0 | 0 | 0 | 0% | 100% | 3 | 0 | 0 | | | | 8803 | 1980 | 6823 | | |
| Total | 420 | 283 | 31 | 228 | 161 | 137 | 33% | 67% | 41 | 84 | 126 | £ 1,259,093.92 | £ 761,333.70 | 60% | | | | | |

Appendix 2 - Site Plans of Sheltered Schemes

