

<b>Committee</b>	<b>Dated:</b>
Housing Management and Almshouses Sub Committee	26 September 2016
<b>Subject:</b> Mais House Decant Programme - Update	<b>Public</b>
<b>Report of:</b> Director of Community and Children's Services	<b>For Information</b>
<b>Report author:</b> Paul Jackson – Department of Community and Children's Services	

### Summary

Arrangements for decanting the sheltered housing scheme at Mais House began in May 2016. It was agreed that regular progress reports be brought to the Housing Management and Almshouses Sub- Committee. This is the second progress report covering the period for July and August. During this period five units have been vacated and a further three residents who have accepted offers are waiting to move. There are sixty-one units at Mais House. The current number of occupied units is forty-four.

### Recommendation

Members are asked to note the report.

### Main Report

#### Background

1. Arrangements for decanting the sheltered housing scheme at Mais House began in May 2016. It was agreed to bring regular progress reports on the decanting of Mais House to the Housing Management and Almshouses Sub- Committee. This is the second report and reflects activity during July and August 2016.
2. The preparatory work for the scheme decant was undertaken in May and June 2016. This included a housing needs survey and site visits for residents to City sheltered schemes and estates.

#### Current Position

3. A majority of residents have expressed a preference to be rehoused within the Corporation's own social rented stock, either in sheltered or general needs accommodation. Others have expressed a wish to be rehoused in areas in which the Corporation does not have any social rented housing. This will require the cooperation of other housing providers in the social rented and charitable sector if we are to meet these requirements.
4. Officers have established a reciprocal rehousing agreement with LB Lewisham to try to meet some of the demand. Officers have also held exploratory discussions with a large charitable provider of a newly-developed scheme at St Clement

Heights in Sydenham. The City does not have any nomination or reciprocal agreements with this provider. However a number of residents have expressed an interest in this scheme directly to the provider and officers will provide assistance to residents with their applications should they come under consideration for rehousing at this development.

### Rehousing activity during this period and current levels of occupation

5. There are sixty-one units at Mais House. Forty-nine of these were occupied at the end of the last period. A number of residents who had accepted offers and whose moves were pending at that time have now been successfully rehoused. A number of other residents have accepted offers during this period. A summary of the rehousing activity for this period (July to August) is shown in the table below.

Occupied units at period start	Rehousing Activity			Vacated units	Occupied units at period end
	Offers	Refusals	Acceptances		
49	5	1	4	5	44

6. Of the four offers accepted one resident was rehoused into housing association accommodation. Three others have been offered City Almshouses or Corporation sheltered accommodation and are currently waiting to move.
7. Of the five units vacated in this period four are due to completed moves and one due to a deceased resident.

### Redevelopment plans

8. Proposals for the redevelopment of the Mais House site are still at a very early stage and will be drawn up as part of the new homes building programme. It is intended that an officer/Member working group will be established to advise on the plans as they progress. There will also be consultation with residents – both those in situ, and those who have moved out and may wish to return.

### Corporate & Strategic Implications

9. The redevelopment of Mais House is a key objective in the Community & Children's Services Business Plan and contributes to the delivery of Strategic Priority 4 - *Supporting homes and communities: Developing strong neighbourhoods and ensuring people have a decent place to live.*
10. The development will contribute to the corporate commitment that the City will build 700 new homes on Housing Revenue Account land within the next 10 years.

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