

<b>Committee</b>	<b>Dated:</b>
Housing Management and Almshouses Sub- Committee	26 September 2017
<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

The decision to redevelop the sheltered housing scheme at Mais House was made by Members at a meeting of the Community and Children's Committee on 16 January 2016. The decanting of the scheme (ie the rehousing of all residents) began in May 2016. It was agreed to bring regular progress reports to the Housing Management and Almshouses Sub- committee. This report sets out rehousing activity between July and August 2017 and the current status. There were 52 occupied flats at Mais House at the start of the decant programme. Since the last report a further 8 units have been vacated. The current number of occupied units is 14.

### Recommendation

Members are asked to:

- note the report.

### Main Report

#### Background

1. Mais House is a sheltered housing scheme located on the City's Sydenham Hill estate in Lewisham. In 2014, the Community & Children's Services Committee made a decision that the City's aspiration for the future would be to build 'Lifetime Homes' suitable for older residents, on all estates. In January 2016, your Committee received a report identifying a number of issues with Mais House, including a sizable works requirement to bring the scheme up to standard, low demand and the fact that there is an over-supply of sheltered housing in Lewisham. Members considered options and decided that Mais House would be closed and redeveloped as general needs housing. This decision required officers to commence a decant programme for Mais House, working with residents to identify suitable new homes and to support them through a move.
2. A majority of residents expressed a preference for the City to continue as their landlord, and to be rehoused within our social rented stock, either in sheltered or general needs accommodation. Most of this group of residents have now been

rehoused. Other residents wish to be rehoused in areas in which the City does not have any social rented housing. This will be more difficult to deliver and finding suitable rehousing in these areas will be entirely dependent on the cooperation of other housing providers in the social rented and charitable sector. It may not prove possible to meet all of the wishes and area preferences of remaining residents although officers will ensure that any offers of rehousing do meet all the identified housing needs of residents.

3. Officers are working closely with the LB Lewisham (the planning authority for the proposed redevelopment of the Mais House site) to try to meet the requirements some of these residents and have also succeeded in rehousing some residents with a housing association and another local authority. Officers are also maintaining links with a large charitable provider of a newly-developed scheme at St Clement Heights in Sydenham. Although the City has no nomination or reciprocal agreements with this provider, officers are continuing to assist residents who have registered an interest in being rehoused at the scheme.
4. It is possible that a small number of residents currently receiving care provision from the local authority may require extra-care accommodation to take into account longer-term requirements in the future. In these instance officers will liaise with the adult social care service of LB Lewisham and any family members to ensure appropriate arrangements.

#### **Current Position – rehousing activity in this period and cumulative totals**

5. There are 62 units at Mais house. Twenty-two were occupied at the end of the last reporting period (June 2017). Since then 8 more properties have been vacated. A summary of the total number of vacated units and occupancy levels at end of August 2017 is shown in the table below.

Occupied units at start of programme - May 2016	Total number of vacated units at the end of August 2017	Occupied units at the end of August 2017
52	38	14

6. Rehousing activity has proceeded more quickly than expected up to this point in the programme. This is due to several factors:
  - a higher than average number of vacancies at the City’s other sheltered schemes;
  - newly developed properties at the Avondale estate becoming available;
  - the rehousing of some tenants through other social housing providers.
7. As noted above most residents wishing to stay in City properties have now been accommodated, and officers will need to try to find homes through other landlords for the other residents. The rate of movement to date is not therefore expected to be sustained and is expected to slow through the remainder of 2017.

## **Recommendation**

8. Members are recommended to note the report

## **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.

## **Appendices**

None.

## **Background Papers**

None

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