

Committee	Dated:
Housing Management and Almshouses Sub- Committee	28 November 2016
Subject: Mais House Decant Programme - Update	Public
Report of: Director of Community and Children's Services	For Information
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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 third progress report covering the period for September and October. There are sixty-two units at Mais House. During this period three units have been vacated and a further three residents have accepted offers and are waiting to move. The current number of occupied units is forty-one.

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 third report and reflects activity during September and October 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. Officers have now written to all residents advising them about this scheme and offering assistance should they wish to register an interest in it. Officers will provide further assistance to residents should they come under consideration for rehousing at this development.

Rehousing activity during this period and current levels of occupation

5. There are 62 units at Mais house. Forty four 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 (September to October) is shown in the table below.

Occupied units at period start	Rehousing Activity			Vacated units	Occupied units at period end
	Offers	Refusals	Acceptances		
44	4	0	4	3	41

6. Of the four offers accepted one resident has accepted housing association sheltered accommodation and three have accepted City Almshouses or Corporation sheltered accommodation. All four are currently waiting to move.
7. The three units vacated in this period are due to completed moves under the decant programme.

Corporate & Strategic Implications

8. 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.*
9. 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.

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