



AGENDA ITEM: 5(f)

CABINET: 11 NOVEMBER 2014

Report of: Assistant Director Housing and Regeneration

Relevant Managing Director: Managing Director (Transformation)

Relevant Portfolio Holder: Councillor Mrs J. Houlgrave

**Contact for further information: Mr W. Berkley (Extn. 5259)
(E-mail: william.berkley@westlancs.gov.uk)**

SUBJECT: LIFTS AT EVENWOOD COURT AND MARLBOROUGH COURT

Wards affected: Ashurst and Tanhouse Wards

1.0 PURPOSE OF THE REPORT

- 1.1 To inform Cabinet of the tenders received to install additional lifts at Evenwood Court and Marlborough Court.
- 1.2 To seek a decision on whether to proceed with replacement lifts at both Evenwood Court and Marlborough Court and allocate additional resources or take alternative courses of action.

2.0 RECOMMENDATION

- 2.1 That Cabinet endorse option 2 in paragraph 5.1

3.0 BACKGROUND

- 3.1 The Council allocated a budget of £174K to install additional lifts to Evenwood Court and Marlborough Court to ensure all category 2 Sheltered properties had a lift provision.
- 3.2 A feasibility study was carried out by Hart Baskerville Architects upon which the budget estimate was based.

- 3.3 Tender documents were produced in consultation with Dunbar & Boardman which included additional works not previously identified by our consultants.
- 3.4 Tenders were received totalling £254k, Evenwood Court £142k and Marlborough court £112k.

4.0 CURRENT POSITION

- 4.1 The tenders received are in excess of £80k over the original budget estimate of £174K.
- 4.2 For the projects to proceed, the Council will need to approve this additional expenditure.
- 4.3 The additional lifts would service an additional 13 properties at Evenwood Court and 11 Properties at Marlborough Court.
- 4.4 Demand for properties on Evenwood Count is low, with 13 properties currently void. It is the view of our Voids and Allocations Manager that the provision of a lift will not have a significant effect on demand. No properties are currently void in Marlborough Court.
- 4.5 Changes to supporting people funding, which will come into force in April 2015, will result in that funding reducing by 42%. This will have an impact on how the schemes are managed in the future.
- 4.6 The Council is, however, as part of the investment plan, continuing to replace carriages in existing lifts to our sheltered properties elsewhere within the Borough.

5.0 OPTIONS

- 5.1 There are four options that can be identified:

Option 1

Invest the additional resources required to install the additional lifts to both Evenwood Court and Marlborough Court. Council would need to endorse this decision because of the amount of investment required.

Option 2

Install an additional lift in Marlborough Court and defer Evenwood Court pending a full option appraisal and offer tenants with mobility issues ground floor accommodation within the scheme were possible.

Option 3

Defer the installation of both lifts pending a full option appraisal of the wider sheltered housing provision due to the changing position in relation to supporting people funding and offer tenants with mobility issues alternative ground floor accommodation within the scheme were possible.

Option 4

Install an additional lift in Evenwood Court and defer a decision on Marlborough Court until funds can be identified to carry out this work.

6.0 VIEWS OF THE ASSISTANT DIRECTOR HOUSING AND REGENERATION

- 6.1 I would recommend option 2 as I believe with the high number of voids in the Evenwood Court Scheme, a total review is appropriate with a report coming back to Council in February 2015 for a firm decision being made.

7.0 SUSTAINABILITY IMPLICATIONS/COMMUNITY STRATEGY

- 7.1 Clearly there are sustainability issues associated with Evenwood Court which need to be considered in great depth. My recommendation allows for this.

8.0 FINANCIAL AND RESOURCE IMPLICATIONS

- 8.1 If the Council accepts my recommendation, then there is sufficient budget available to install a lift at Marlborough Court and further budgetary implications will need to be considered at the February Council meeting.

9.0 RISK ASSESSMENT

- 9.1 Tenants who have mobility issues will be offered alternative accommodation in their current scheme where possible.
- 9.2 Not installing additional lifts will not increase the current levels of risk.
- 9.3 There was a previous commitment by the Council to fit the additional lifts, any change of policy may result in criticism of the Council by interested parties.

Background Documents

There are no background documents (as defined in Section 100D(5) of the Local Government Act 1972) to this Report.

Equality Impact Assessment

There is a direct impact on members of the public, employees, elected members and / or stakeholders. Therefore an Equality Impact Assessment is required. A formal equality impact assessment is attached as an Appendix to this report, the results of which have been taken into account in the Recommendations contained within this report.

Appendices

Appendix A - Equality Impact Assessment

Appendix B – Minute of Landlord Services Committee – 6 November 2014 (Cabinet only)