

# Sheltered Modernisation News

A quarterly newsletter for sheltered housing residents

Issue 1 • April 2017

## Why do we need to modernise?

**A**s a population we are living longer than ever before. The number of people aged over 65 is set to dramatically increase over the next two decades. As a result we need to make sure that the homes we provide meet the needs and aspirations of an ageing population.

In order to do this we commissioned an independent report in 2016 to review all our sheltered housing accommodation so that we had a better understanding of how suitable the properties are and what we need to do to plan for the future.

The report found that some of our sheltered properties were not suitable for older people. For example it noted that many of our sheltered homes are bedsits which are unpopular, and not the type of homes that people want to live in. In fact, at one time, over half the bedsits at Dryleaze Court in Wotton-Under-Edge stood empty, despite our best efforts to let them.



### THE REPORT CATEGORISED EACH SCHEME AS EITHER:

#### Green

Needs some refurbishment, such as plastering bare walls, redecorating and providing new lounge furniture and soft furnishings.



#### Amber

Needs some refurbishment as above in addition to some remodelling, for example joining two bedsits together to make larger flats.



#### Red

Unsuitable for sheltered accommodation and too expensive to modify and improve.

As a result of the report the council embarked on a major sheltered modernisation programme, which will take about 10 years to complete.

**Continued on page 2 >>>**

## >>> Continued from page 1

We have budgeted to invest a total of £8.3 million in the modernisation of the schemes which includes money from the sale of the red schemes. This will be used to build new sheltered housing and will also be reinvested in the existing schemes.



### Green:

- Ashwell House
- Broadfield Road
- The Corriett
- Draycott
- Dryleaze House
- Hamfallow Court
- Hazelwood
- St Nicholas Court
- Walter Preston Court

### Amber:

- Archway Gardens
- Ashcroft House
- The Beeches
- Burdett House
- Chapel Lane
- Concord
- George Pearce House
- Grange View
- Grove Park Road
- Jenner Court

- Malvern Gardens
- Sherborne House
- Springfields Court
- Trinity Drive
- Vizard Close

### Red:

- Cambridge House
- Dryleaze Court
- Glebelands
- Ringfield Close
- Willow Road

## TIMELINE

### Wotton-Under-Edge

We have been working closely with tenants at **Dryleaze Court** to find them suitable alternative accommodation so that the scheme can be closed and sold.

Residents in the nearby Dryleaze Court bungalows will also benefit from a new laundry to replace the ones that they currently use in Dryleaze Court. They will also be able to use other facilities at neighbouring Dryleaze House.

### Nailsworth

We plan to build purpose built flats for older people on the **Tanners Piece** site in Nailsworth and are currently working with an architect on these proposals. The planning application is due to be submitted by the end of May to keep the programme on track. We are already working closely with tenants to move them from **Ringfield Close**, which is due to be closed in 2018.

### Dursley and Cam

In early 2018 we will start to move residents from **Cambridge House** in Dursley. Then, in early 2019, from **Glebelands** in Cam. Rehousing tenants can take up to two years.

## COMMUNICATION

We have now visited every scheme and will continue to provide support when work is due to affect you.

For some of you it will mean a short period of inconvenience while we improve your communal lounge, and for others it will be as significant as moving home. Please be assured that we will work closely with you, taking account of your views, and keeping you informed along the way.

To keep you informed we will be publishing a newsletter about the project every three months; the next one will be out in July 2017.

# Meet the team...

As well as the support co-ordinator for your scheme, a **dedicated team** is managing the sheltered modernisation project



**Kimberley Read**  
Project Manager

Kimberley is in charge of the project, selecting contractors, and ensuring the project stays on plan and to budget.

**Telephone:**  
**01453 754175**



**Chris Horwood**  
Project Officer

Chris will be assisting Kimberley in all aspects of the project and will become a familiar face around the sheltered schemes.

**Telephone:**  
**01453 754540**



**Christopher Eadie**  
Tenant Liaison Officer

If you need to be moved as part of the programme, then Christopher will work with you to help find a new home which meets your needs. Christopher will also provide practical assistance when you move home and will arrange your compensation payments.

**Telephone:**  
**01453 754147**

If you would like a member of the team to visit you at home during any stage of the process then please get in touch and we'll make arrangements to see you.

Email the team: [newhomes.regen@stroud.gov.uk](mailto:newhomes.regen@stroud.gov.uk)

***In the next issue... a closer look at how we help with the moving process***

## You may be interested in...

### Health & Wellbeing Events



We are continuing our popular seated **Move it or Lose it exercise classes** which are specially designed for older people.

The cost is **just £2 per session**, there's no need to book in advance and everyone is welcome to join in.

#### Move it or Lose it will be at...

- **Hardwicke**, St Nicholas Court, Fridays 2.00pm - 3.00pm
- **Minchinhampton**, George Pearce House, Fridays 12.00pm - 1.00pm
- **Uplands, Stroud**, Grange View, Mondays 2.30pm - 3.30pm



For the budding artists among you **Craft and Chat Art Sessions** run every week. You don't need any artistic ability; just turn up and either take part in the guided projects or do your own thing. All materials are provided.

#### Join a Craft and Chat session...

- **Stonehouse**, Sherborne House, Wednesdays 10.30am - 12.30pm
- **Stroud**, Grove Park Road, Wednesdays 2.00pm - 3.30pm

We can't pay for transport to the classes, but if you'd like help arranging a taxi, or public transport to an event at one of our schemes, then your support co-ordinator will be happy to help.

### Free Wi-Fi



We've noticed an increasing number of you using portable computers, like iPads and Kindles.

To help you get connected we will shortly be upgrading the internet routers in our sheltered units to make sure you have the fastest Wi-fi possible. It will be free for you to use in communal lounges.

We'll display the password in your lounge.

### While you're surfing the web, why not 'like' our Facebook page?

It's called **Stroud District Council Tenants** and is a great way to find out about events like Craft and Chat, and Move it or Lose it as well as up-to-date tenancy news.

