
REPORT TO: CABINET MEMBER (HOUSING)

DATE: 15 DECEMBER 2009

DEPARTMENT: DEPARTMENT OF COMMUNITY SERVICES

REPORTING OFFICER: HEAD OF HOUSING (MR ALAN JENKS)

SUBJECT: HEWITSON COURT WARDEN SUPPORTED SCHEME – CONVERSION OF GUEST BEDROOM

WARD/S AFFECTED: Knaresborough

FORWARD PLAN REF: N/a

1.0 PURPOSE OF REPORT

1.1 This report seeks approval for the conversion of one of two guest bedrooms at the Hewitson Court Warden Supported Scheme together with an adjoining bedsit at 32 Hewitson Court, to form a two bedroom flat.

2.0 RECOMMENDATION/S

2.1 That 32 Hewitson Court and the adjoining guest bedroom are converted to form a two bedroom flat.

2.2 That a further report be submitted to the Cabinet Member on options for the future use of second guest bedrooms at Carlton Lodge Harrogate, Blossomgate Court Ripon and Maple Creek Masham.

3.0 RECOMMENDED REASON(S) FOR DECISION/S

3.1 In order to maintain eligibility for concessionary television licences an alternative use needs to be found for the second guest bedroom at Hewitson Court.

4.0 ALTERNATIVE OPTION/S CONSIDERED AND RECOMMENDED FOR REJECTION

4.1 To continue to use the second guest bedroom at Hewitson Court for its

intended purpose. This is not being recommended as tenants at the scheme have indicated they would prefer to maintain eligibility for concessionary television licences.

5.0 BACKGROUND

5.1 The Council has four Warden Supported schemes that have two guest bedrooms, available for short-term booking by friends or family visiting residents. These are;

- Hewitson Court, Knaresborough
- Carlton Lodge, Harrogate
- Blossomgate Court, Ripon
- Maple Creek, Masham

5.2 Residents at each scheme are also eligible for concessionary television licences, which are renewed annually. The Council has been advised that following a change in the regulations for concessionary television licences, schemes that have more than one guest bedroom will no longer be eligible.

5.3 The TV Licencing body review eligibility on an ad hoc basis, and they have recently reviewed the licence for the Hewitson Court scheme in Knaresborough. They have indicated that if the second guest bedroom continues to be used as such the scheme will lose its eligibility for concessionary television licences.

5.4 The other three schemes have not had their licences reviewed, but are at risk of losing eligibility in the future.

6.0 CONVERSION OF HEWITSON COURT GUEST BEDROOM

6.1 One of the two guest bedroom at Hewitson Court is adjacent to a bedsit, 32 Hewitson Court, which has recently become vacant.

6.2 There is therefore an opportunity to convert the two units to form a single two bedroom flat, which would then be available, either to a couple needing two bedrooms, or a someone with an older child. There is limited demand for two bedroom Warden Supported accommodation, and it's anticipated that the resulting flat would be easily let.

6.3 The estimated cost of the conversion is £30,000, and this could be met from the additional funding available through the Golden Triangle for home extensions.

7.0 CONSULTATION

7.1 Tenants at Hewitson Court have been advised of the issue regarding future eligibility for concessionary television licences, and consulted on options for the future use of the second guest bedroom.

7.2 They support conversion of the guest bedroom and bedsit to form a new two bedroom flat.

8.0 FINANCIAL AND ITD IMPLICATIONS

- 8.1 The estimated cost of conversion is £30,000, and this would be met from additional funding from the Golden Triangle partnership.
The new two bedroom flat would generate additional rent income of approximately £500 a year compared to the current bedsit, which would more than offset the loss of revenue from the guest bedroom bookings.

9.0 RISK MANAGEMENT

- 9.1 There is a limited risk attached to conversion of the second guest bedroom at Hewitson Court, in terms of ensuring future letting. The current housing waiting list shows that there is limited demand for two bedroom Warden Supported accommodation which will be sufficient to ensure future suitable tenants.
- 9.2 There is a significant risk to the future eligibility for concessionary television licences at the other three Warden Supported schemes with two guest bedrooms. It's proposed that a further report is submitted setting out options for these schemes.

Background Papers –

OFFICER CONTACT: Please contact Alan Jenks (Head of Housing), if you require any further information on the contents of this report. The officer can be contacted at the Department of Community Services, Springfield House, Kings Road, Harrogate, HG1 5NX, by telephone on 01423-556849 or by e-mail – alan.jenks@harrogate.gov.uk

SUSTAINABILITY ASSESSMENT/CRIME AND DISORDER

		Implications are		
		Positive	Neutral	Negative
A	Economy	✓		
B	Environment		✓	
C	Social Equity			
i)	General	✓		
ii)	Customer Care/People with Disabilities	✓		
iii)	Health Implications	✓		
D	Crime and Disorder		✓	

If all comments lie within the shaded areas, the proposal is sustainable