

**EXECUTIVE SUMMARY – CHURCHILL COURT**








**Summary of Purpose and Recommendations:**

Following the “Call in” of the recent decision of Cabinet on Churchill Court, New Milton, to note the comments of the Housing Health and Social Inclusion Panel and to re-affirm the original Cabinet Decision to pursue the option of redevelopment for the existing sheltered scheme.

**Cost to Council:** £ Nil

**Within existing budget?** N/A

**Contribution to Corporate Plan (Minor/Moderate/Major/Neutral):**

	+		-		+		-
		Neutral		<b>Priorities</b>			
	Minor			Clean Streets and Public Space		Neutral	
		Neutral		Crime and Disorder		Neutral	
		Neutral		Housing	Major		
		Neutral		Managing our Finances		Neutral	

**Comments on Impacts on Corporate Objectives and Priorities:**

The re-affirming of the original Cabinet decision will meet the Council’s corporate priority for providing much needed affordable housing in the long term whilst in the short term will ensure that the well being of the existing sheltered housing residents is secured.



Organisation of excellence



Working with public and partners



Economic well being



Social well being



Environmental well being

## **CHURCHILL COURT NEW MILTON**

### **1 INTRODUCTION**

- 1.1 This report advises Cabinet of the outcome of a recent special meeting of the Housing Health and Social Inclusion Review Panel called to discuss a “Call in” of the decision made by Cabinet at the meeting of the 7 April with regard to the future of Churchill Court, New Milton.

### **2 THE HOUSING HEALTH AND SOCIAL INCLUSION REVIEW PANEL**

- 2.1 The special meeting of the Panel called on 11 May 2004 was specifically arranged to review the decision taken by Cabinet at the meeting of the 7 May 2004 relating to minute 140:-
- a) That a detailed feasibility study be carried out with a view to pursuing the option of redevelopment of Churchill Court for the provision of general needs affordable housing by a Registered Social Landlord; and
  - b) That discussions be held with the Housing Corporation with the aim of securing funding; however, in the absence of funding being made available through this route, consideration be given to the Council providing grant assistance.
- 2.2 Two Panel members had called in the decision on the grounds that:
- a) The decision was premature in terms of the current Stock Options Review. The future of Churchill Court (and indeed other sub-standard sheltered schemes) should be considered in the light of all the information necessary to reach the Decent Homes Standard.
  - b) Despite the fact that Cabinet Members had expressed concerns about Health and Safety issues in the current bed-sit arrangements, their decision did nothing to address these issues.
- 2.3 # The Review panel discussed, in depth, the issues that were the subject of the call in (a copy of the Minute is attached at Appendix 1) and resolved that:
- a) That the decision of the Cabinet at Minute 140 on 7 April 2004 be accepted; and
  - b) That a report be submitted to a future meeting of the Panel on the Cabinet’s long term strategic proposals for housing elderly people across the District.

### **3 FINANCIAL IMPLICATIONS**

- 3.1 There are no financial implications directly arising from this report.

#### **4 ENVIRONMENTAL IMPLICATIONS**

4.1 There are no environmental implications directly arising from this report.

#### **5 CRIME AND DISORDER IMPLICATIONS**

5.1 There are no crime and disorder implications directly arising from this report.

#### **6 RECOMEM NDATION**

6.1 That Cabinet re-affirm the decision taken at the meeting of 7 May 2004 regarding the future of Churchill Court.

#### **For further information Contact:**

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#### **Background Papers**

Development Scheme File and  
Sheltered Housing Scheme File  
(Contains some exempt  
information.) Cabinet Report -  
4 March 2004 Minutes of Cabinet  
Meeting – 4 March 2004 Cabinet  
Report – 7 April 2004 Minutes of  
Cabinet Meeting – 7 April 2004  
Report to Housing, Health and Social  
Inclusion Review Panel – 11 May  
2004  
Minutes of the Housing, Health and  
Social Inclusion Review Panel –  
11 May 2004

**EXTRACT FROM HOUSING, HEALTH AND SOCIAL INCLUSION REVIEW PANEL  
MINUTES HELD ON 11 MAY 2004**

**64. CALL-IN OF CABINET DECISION – CHURCHILL COURT, NEW MILTON  
(REPORT A).**

The Panel meeting had been called in order to review the following decision of the Cabinet on 7 April 2004, relating to Minute 140:-

- (a) That a detailed feasibility study be carried out with a view to pursuing the option of redevelopment of Churchill Court for the provision of general needs affordable housing provided by a Registered Social Landlord; and
- (b) That discussions be held with the Housing Corporation with the aim of securing funding; however, in the absence of funding being made available through this route, consideration be given to the Council providing grant assistance.

Two Panel members had called-in the decision on the grounds that:

- (a) The decision was premature in terms of the current Stock Options Review. The future of Churchill Court (and indeed other sub-standard sheltered schemes) should be considered in the light of all the information necessary to reach the Decent Homes standard; and
- (b) Despite the fact that Cabinet members had expressed concerns about Health and Safety issues in the current bed-sit arrangements, their decision did nothing to address these issues.

It was noted that, under the Constitution, the Panel could either accept the decision or request the Cabinet to reconsider it, but after reconsideration, whether amended or not, the decision could be implemented immediately, and could not be called-in for a second time.

The Members who had requested the call-in reiterated their view that the accommodation at Churchill Court fell far below the Government's proposed Decent Homes Standard and that it would be very undesirable to split up the existing community at Churchill Court, whose residents had expressed their wish to stay.

The Portfolio Holder for Housing confirmed that none of the existing residents would ever be forcibly removed from Churchill Court and there had never been any intention to evict any resident. He hoped that a reiteration of the Cabinet's decision would put an end to further speculation. He felt that the question of the Stock Options Survey was not relevant to the question of Churchill Court. In any event, if the Cabinet had decided to refurbish the properties extensively, the changes to the nature of the accommodation would mean that not all of the existing residents could be accommodated in future.

The Portfolio Holder also reassured members that appropriate arrangements for the security of remaining tenants in Churchill Court would be adequately covered in future. He also stated that he would provide a written statement on the Cabinet's overall strategy on the housing of elderly persons across the District. At this stage, the Cabinet's proposal was for a feasibility study only, on the possibility of providing general housing on the Churchill Court site, although any works would a very long way off and all tenants would continue to be accommodated in accordance with their wishes.

**RESOLVED:**

- (a) That the decision of the Cabinet at Minute 140 on 7 April 2004 be accepted; and
- (b) That a report be submitted to a future meeting of the Housing, Health and Social Inclusion Review Panel on the Cabinet's long term strategic proposals for housing elderly people across the District.