

# RIBBLE VALLEY BOROUGH COUNCIL REPORT TO HEALTH & HOUSING COMMITTEE

Agenda Item No.

meeting date: THURSDAY, 17 NOVEMBER 2011  
title: PROPOSED ALTERATIONS TO FLATS 5 AND 8 THE JOINERS,  
90 WHALLEY ROAD, CLITHEROE, TEMPORARY ACCOMMODATION  
submitted by: CHIEF EXECUTIVE  
principal author: RACHAEL STOTT

## 1 PURPOSE

1.1 To propose alterations to the temporary accommodation 90 Whalley Road, Clitheroe, to provide an additional two self-contained units of accommodation.

1.2 Relevance to the Council's ambitions and priorities:

- Council Ambitions – To meet the identified needs of households in the borough.
- Community Objectives – To achieve a balanced housing market.
- Corporate Priorities – None.
- Other Considerations – None.

## 2 ISSUES

2.1 The temporary accommodation at Clitheroe currently provides two fully self-contained units and five units with shared facilities. The five units have the following facilities:

Flat 4 - wc and wash hand basin only.  
Flat 5 - wc and wash hand basin only.  
Flat 6 – no facilities.  
Flat 7 – no facilities.  
Flat 8 – wc and wash hand basin only.

2.2 Flat 5 and 8 are larger flats and have double beds and single bunk beds. Therefore these units are always used for providing family accommodation. The proposal is to install shower facilities in both these flats to make them fully self-contained.

2.3 Conversion of the units will also allow an increased rent to be charged on the two converted flats. In non-self-contained units the Local Housing Allowance rate only can be charged. For self-contained units an additional management cost can be included in the rental charge.

## 3 RISK ASSESSMENT

3.1 The approval of this report may have the following implications:

- Resources – The proposed work will cost approximately £5,000-£6,000. The proposal is to use uncommitted funding in the landlord/tenant budget.

- Technical, Environmental and Legal – Tim Lynas will provide the technical service for the project and is overseeing the tender process.
- Political – N/A.
- Reputation – Self-contained units are required for families.

#### 4 **RECOMMENDED THAT COMMITTEE**

- 4.1 Approve the proposed alterations to Flats 5 and 8 at the temporary accommodation to make them fully self-contained.

CHIEF EXECUTIVE

For further information please ask for Rachael Stott, extension 4567.