

COCKABOURNE COURT UPDATE

MARCH 2017

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Investment in sheltered housing

Interim Director of Housing and Regeneration, Neil Stubbings, met residents on Friday 3 February to brief them on the progress of the Housing Regeneration Programme and what is due to happen during 2017.

Mr Stubbings said: "During March we will start to identify development partners who will share our vision of the type of new homes we want to build as part of the Housing Regeneration Programme.

"We intend the new development partner to be appointed by the Cabinet in November this year and then during spring 2018 a Joint Venture company will be set up. That company will be half owned by Havering Council and half by the chosen development partner.

"The new Joint Venture Company will develop more detailed plans for consultation during summer 2018 and the first demolition work should start that winter.

"Residents of the sheltered schemes which are being regenerated are currently being matched with homes that become empty and are being moved as quickly as possible to places which meet their housing needs.

"At a Cabinet meeting on Wednesday 8 February an investment programme worth £4.7 million was approved and will be implemented over the next two financial years."

Details of the work programme will now be agreed and will be shared with residents of relevant schemes.

More information;

www.havering.gov.uk/

ShelteredHousingDevelopments

Next meeting

The next meeting is from 10am to 11am on Thursday 6 July in the Communal Lounge, Cockabourne Court, Archibald Road, Harold Wood.

If you can't come to this meeting please let us know using www.havering.gov.uk/askhousing

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and we will be happy to visit and talk to you.



Neil Stubbings discuss the proposals with residents

Lifts going up

Key parts of the investment programme include installing new lifts in schemes which haven't got them and refurbishing or replacing existing lifts.

Although this is a top priority there is a long process that must be followed as the contract is in the region of around £1 million. This process will start in March this year and we intend that schemes without lifts will be the first ones where work will begin.

CCTV on site

Security at schemes is also important and a new CCTV system will be installed. This system will eventually be linked to the CCTV Control Centre.

Consultation meetings have already been held to discuss where cameras may be located but before final decisions are made the company which wins the contract will do a site survey, along with Scheme Officers and SHOUT Forum representatives, to agree where cameras should go.

Dementia friendly decorating

Bright, bold colours help people with dementia find their way around a scheme and a pilot project at Garrick House has proved a great success, as well as brightening up the communal areas.

All the schemes remaining open will be painted in a similar style so that they will also be easier to navigate for people with dementia.

Video door entry systems

As part of the security improvements consideration is being given to installing a video door entry system so that if someone presses your flat number at the main door you will be able to lift a handset in your flat and see who it is on a small screen before deciding whether to let them in or not.

We will keep you in touch with progress on the proposal.



Investing in Cockabourne Court

Work costing around £313,000 has been identified for Cockabourne Court. Before work takes place, further consultation will be had with residents.

As well as installing lifts, CCTV and the dementia friendly painting, other work being considered for this scheme includes:

- Providing more parking spaces for people with disabilities
- Installing automatic gates on the car park
- Painting walkway railings
- Installing scooter sheds with automatic doors
- Repairing boundary fencing
- Replacing existing washing machines and dryers with modern, token-operated ones
- Making the visitor toilets accessible for people with disabilities
- Installing raised beds so people wanting to get involved with gardening don't need to get down on the ground
- Doing work in the gardens, including planting more shrubs
- Setting up a gardening club for residents who want to get involved
- Repairing paths to make sure they are level and don't have uneven surfaces or trip hazards on them
- Checking and repairing the drainage system as required
- Renewing door in the lobby
- Renovating the staff office
- Improving signs throughout the scheme

More information:

www.havering.gov.uk/Cockabourne

Social Club needed

At the meeting on Thursday 6 July residents will have the opportunity to elect their SHOUT representatives to attend four meetings during the next year and also to elect their Social Club Officers and Committee Members.

Having a social club at each scheme is necessary when events are being held and money collected so that everything is transparent and meets audit requirements.

The work involved is not onerous and, when shared among a number of people, is fun and enjoyable so please do consider volunteering for the committee or to become a SHOUT Forum representative.

For more information email Chelsea.Potts@havering.gov.uk

Community Hubs

Havering Council's Cabinet has approved the scheme to increase the number of Scheme Officers so that there will be one person based at each scheme.

That Scheme Officer may, from time to time, be asked to provide holiday or sickness cover at other schemes in the borough but the majority of their time will be spent at one scheme supporting people living there and residents in the nearby community.

The Community Hubs will be rolled out at each of the schemes remaining during the next two years with first one due to launch this autumn as a pilot project and a further three in spring 2018.

Before a Community Hub is launched there will be consultation with residents living at the scheme.

Who can I contact?

If you have a question about the consultation please email Chelsea.potts@havering.gov.uk

General enquiries www.havering.gov.uk/askhousing

Keeping in Touch

You can keep in touch with the latest news and information from Housing Services.

Go to

www.havering.gov.uk/enews and choose *At the Heart online*.



There is also information available about this scheme at www.havering.gov.uk/Cockabourne

and about the sheltered housing regeneration proposals at www.havering.gov.uk/ShelteredHousingDevelopments

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