

Report title	Conversion of former Springfield Horseshoe HMC Housing Office to Residential Dwelling	
Decision designation	AMBER	
Cabinet member with lead responsibility	Councillor Bhupinder Gakhal City Assets and Housing	
Key decision	No	
In forward plan	Yes	
Wards affected	Heath Town	
Accountable Director	John Roseblade, Director for City Environment and Housing	
Originating service	Housing	
Accountable employee	Lakhi Sahota	Lead Officer – Housing Enabling
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Report to be/has been considered by	City Housing and Environment Leadership Team	21 June 2022
	Cabinet Member Briefing	29 June 2022

Recommendations for decision:

The Cabinet (Resources) Panel is recommended to:

1. Approve the change of use of 27 Burton Road, Wolverhampton WV10 0EG from a housing office to a residential conversion.
2. Approve the management responsibility of the residential conversion to Wolverhampton Homes as the city's nominated housing management agent.

1.0 Purpose

- 1.1 To obtain approval for the change of use of 27 Burton Road from a housing office to a residential conversion.
- 1.2 To obtain approval for the management responsibility of the residential conversion to be with Wolverhampton Homes as the city's nominated housing management agent.

2.0 Background

- 2.1 In October 1995, the residential dwelling at 27 Burton Road was converted from a two-bedroom end terrace house to a housing office for use by Springfield Horseshoe Housing Management Co-operative (HMC) and tenants. The property was already in the Housing Revenue Account (HRA) and once converted, the running costs were funded by the tenant management organisation (TMO). In September 2017 the property was extended further to provide for additional ground floor space for a committee meeting room.
- 2.2 Springfield Horseshoe HMC managed 252 properties on the Council's behalf through a modular management agreement, delivering housing management functions including rent collection, repairs and maintenance.
- 2.3 In July 2019 a supervision notice was served on Springfield Horseshoe HMC due to performance issues and, following consultation with shareholders, approval was given to wind up Springfield Horseshoe HMC and transfer the management functions to Wolverhampton Homes.
- 2.4 After the supervision notice was served on Springfield Horseshoe HMC, Wolverhampton Homes supported in the management of the HMC and provided services from the housing office to tenants. The tenants are now permanently managed by Wolverhampton Homes and rent, repair and maintenance services and the property is no longer in use as an office.

3.0 Progress, options, discussion, etc.

- 3.1 It is proposed that the property be converted back to a dwelling suitable for a large family who require accessibility for disabilities and ground floor bedroom and facilities.
- 3.2 It was established through consultation with Wolverhampton Homes Lettings and Home Improvement Agency that the property would be most suited as a four-bedroom house, with a ground floor bedroom and wet room which allows for space and access for wheelchair users.
- 3.3 Appendix 1 illustrates two options for the property to be used as either a four or five bedroom house. It was determined that a four-bedroom parlour house will allow the property to be available to a higher number of eligible applicants on the housing register.

4.0 Evaluation of alternative options

- 4.1 If the property was not reconfigured , it could be declared surplus to requirements and disposed of on the open market. This is not a desired option as retaining the property would increase the Council's housing stock, particularly for use as a much needed large, adapted property.

5.0 Reasons for decision(s)

- 5.1 Converting the property to residential use will allow a large family who require disability access permanent accommodation
- 5.2 It is important to maximise the financial investment available to the City to achieve the greatest possible benefit for residents. The conversion of this property will provide an additional affordable large property for allocation to residents in housing need.

6.0 Financial implications

The estimated budget for conversion of the property based on a square metre rate of £600-700 is £110,000. The cost will be funded through the additional social housing capital budget.

[LT/28062022/O]

7.0 Legal implications

- 7.1 As detailed in this report there is a housing need supporting the conversion of the property from commercial to residential use. As such an application by the Council will need to be submitted to the Local Planning Authority.
- 7.2 Legal advice will be provided as required.
[JA/16062022/C]

8.0 Equalities implications

- 8.1 The conversion will add to the council stock and provide additional social housing opportunities through the choice-based lettings programme when available for letting.

9.0 All other implications

- 9.1 Investment in properties to bring them to council lettings standard will see them receive high quality thermal insulation and other repairs and upgrades as required.
- 9.2 The human resources implications will be managed within the Housing Services team.
- 9.3 The conversion of the property will supplement the existing housing stock and will be managed by Wolverhampton Homes.

9.4 Investment in properties to bring them to council lettings standard will see them receive repairs and upgrades to provide good quality homes for local residents in housing need.

10.0 Schedule of background papers

10.1 Briefing Paper – 1 March 2020 – Springfield Next Steps

11.0 Appendices

11.1 Appendix 1: Proposed Plans for 27 Burton Road