

[Next Step](#)
[Menu](#)
[Guidance](#)

Comments <i>Please provide any additional information you feel would be useful to WG when undertaking scheme assessment under the following headings. This will help to speed up the approval process.</i> <i>**Top tip - for next line / bullet points within a box - Alt & Enter / then Alt & 7 (on keypad) for bullet point**</i>
Background This building was a former Care Home, which was no longer fit for purpose. During the void period the buidling suffered some flood damage. The long term plans are for the building to be demolished and a purpose built Commuity Living Scheme will be designed for the site, in the meantime it is proposed that the building will be suitable for 'low needs' single homeless.
PDP
Valuation Alder King Valuation provided at £800,000 dated 1st September, the land was appropriated to the HRA in December so we will seek an extension to the validity period.
Planning The existing use of the premises is Class C2 which permits the use of a premises as a 'Residentil Institution', we have been advised by the planners that as the property will be used as temporary accommodation for single adults with low support needs who find themselves in housing need, would not therefore be within the same use class. They have advised that as the premises would be materially different to the previous use, we should therefore apply for a 'change of use' but we have been advised the the building works do not require planning permission.
Design We have applied the minimum standards for Shared Accommodation as published in July 23. We have created 'family scale' clusters, where we have a maximum of 5 single bedrooms (circa 9m2) with access to a shared kitchen/dining and living space together with bath/shower room and toilet. On the ground floor we have 4 clusters, together with an office and laundry room. One bedroom has been designed for accessible needs with an en-suite. 16 bedrooms in total. On the first floor we have 5 clusters, with a total of 22 bedrooms, including a further accessible room. In order to take advantage of the existing layouts its proposed that all rooms are single but range from 9.2m2 to 14.6m2 (excluding the accessible rooms which are 19m2 and 23m2)
Cost Works are being carried out by our Maintenance Framework contractors and other specialists. The work will include removal of asbestos, mould removal, gas and electricity safety check. Remedial work to the central heating systems. Conversion of rooms to bedrooms, kitchens and living rooms including redec and replacement of wash hand basins. We will be creating additional shower rooms and providing accessible facilities to 2 bedrooms. Further remedial work will include fire safety works, installation of CCTV and M & E works.
Existing Dwellings & Off the Shelf Property Purchases Only <i>Please provide internal viability details</i>
Other



















