

Sandwell Metropolitan Borough Council

Action Taken Under Delegated Powers

Remodelling of Kenrick House and Greenford House to provide additional flats

1 Summary Statement

- 1.1 On the Kenrick Park Estate off Maria Street, West Bromwich, B70 6DX there are 6 high rise blocks of flats. Within two of these blocks Kenrick House and Greenford House there is currently redundant space that provides an opportunity to remodel to provide new flats within the blocks for new tenancies.
- 1.2 Kenrick House – On the ground floor, there is a community room including kitchenette and toilet area. A feasibility has been undertaken and the space currently occupied by the Community Room could be remodelled to provide an additional 1 bed flat. The current caretaker's office can be adapted to provide an additional 1 bed flat.
- 1.3 Greenford House – On the first floor there is a mixture of occupied and unoccupied office space. On the ground floor, there is an unoccupied area previously used for office space.
- 1.4 Those that currently occupy the first-floor office space will relocate to the ground floor thus enabling the first floor to be remodelled into 4 new flats comprising 2 x 2 bed and 2 x 1 bed.
- 1.5 The estimated value of these works is £150,000 to provide the 6 new flats across the two blocks. It is envisaged that funding for these works would be from Housing Revenue Account reserves.
- 1.6 These works will need to be tendered as there are no current arrangements in place that would allow these works to be undertaken.
- 1.7 Due to the works not previously having allocated funding and the estimated cost approval is sought under Delegated Authority to proceed.

2 Recommendation

- 2.1 To progress with the tender for the remodelling of redundant space at Kenrick House and Greenford house, West Bromwich to deliver the works to provide 6 new flats.

In accordance with the authority delegated to Chief Officers to act on matters within the authority delegated to them under Part 3 of the Council's Constitution, I intend to take the action(s) recommended above.

I ~~do~~/do not have an interest to declare in this matter



Director of Housing and Communities – Alan Caddick

Date 24/10/18

In accordance with the authority delegated to Chief Officers to act on matters within the authority delegated to them under Part 3 of the Council's Constitution, I intend to take the action(s) recommended above.

I ~~do~~/do not have an interest to declare in this matter



Executive Director of Resources – Darren Carter

Date 30-10-2018

I confirm that I have been consulted on the above proposals and have no objection to their proceeding.

Cabinet Member for Housing

Date

1/11/18

Contact Officer

Simon Parry
Business Manager
Contract Procurement and Improvement Programmes
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3. Background Details

Kenrick House

- 3.1 Kenrick House and Greenford House are two multi storey blocks of flats owned by Sandwell Council and are located off Maria Street, West Bromwich, B70 6DX. They currently provide a mix of one and two bed flats.
- 3.2 At Kenrick House the ground floor area contains a caretaker's office and community room. (see Existing Layout Drawing Appendix 1). Both facilities are currently redundant and therefore provide an opportunity to remodel to bring into use for additional flats within the block.
- 3.3 In consultation with colleagues in Housing management there is demand within the area for flats within the area. The proposal is therefore to create two additional 1 bed flats (see Proposed Layout Drawing Appendix 1). With the lack of wheelchair friendly properties at ground floor level the proposals seek to configure properties to serve this client group.

Greenford House

- 3.4 At Greenford House the Ground floor was previously occupied by a housing management team operating as a satellite housing office for West Bromwich. This was subsequently closed as part of the

office rationalisation and consolidation as part of the ultimate move towards the Local Centres model.

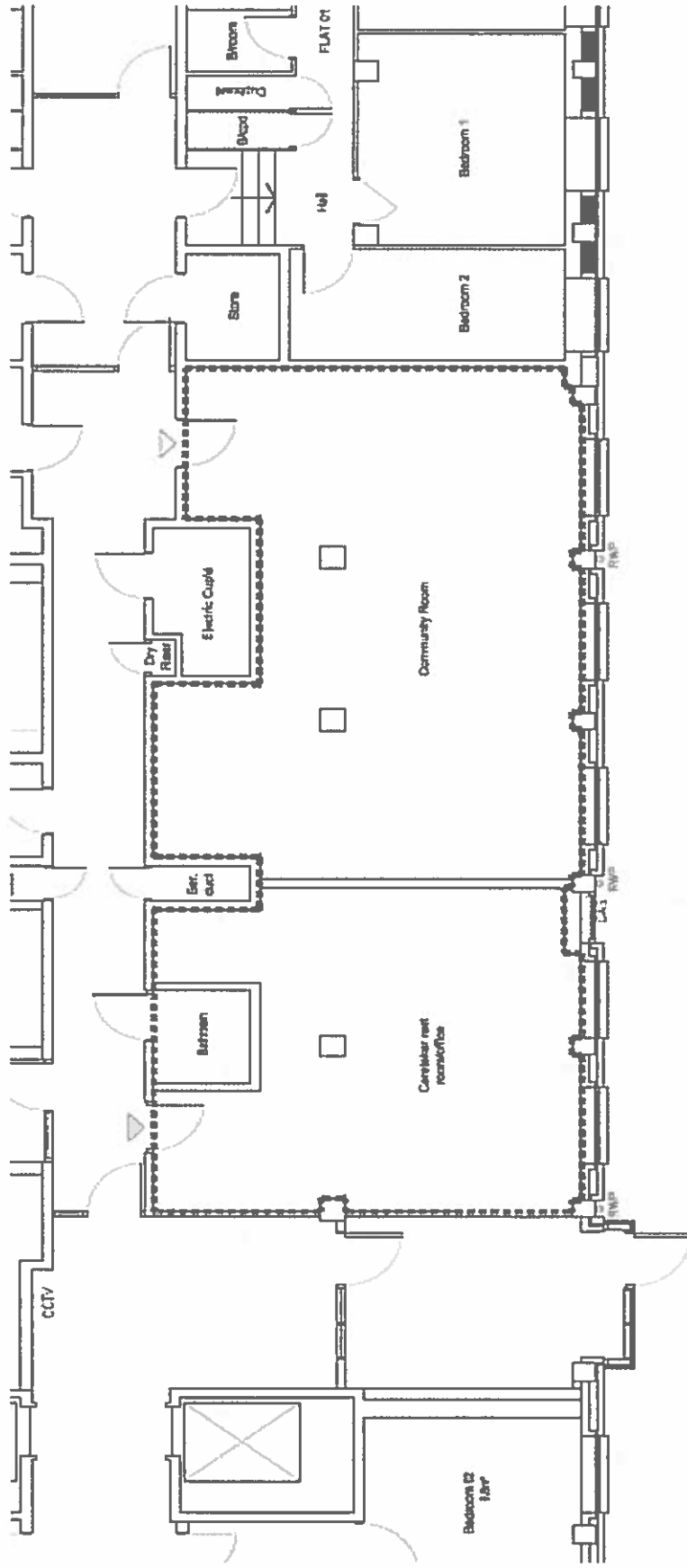
- 3.5 Within the Ground Floor space there is also a server room which houses the technology that links the Kenrick Park estate to Roway Lane to monitor CCTV footage through the Control Centre. This facility is to remain in place.
- 3.6 Previously work has taken place to provide additional staircase access between the ground and first floor office space that was occupied by the Community Alarms team. Again, through office rationalisation this team have since relocated to Roway Lane.
- 3.7 On the first floor, there were two flats that were adapted to provide office accommodation for both the Estates Services team (providing caretaking and cleaning services) as well as the Housing Grounds Maintenance Team. (see Existing Layout Drawing Appendix 2).
- 3.8 Following the restructuring within Housing and Communities the Grounds maintenance team have joined the wider team at Taylors lane.
- 3.9 This move has now provided the opportunity to relocate the remaining Estate Services team into the vacant office space on the Ground Floor.
- 3.10 In turn moving the Estate Services Team will result in the first floor being vacant and allow the remodelling of the space to convert it back into 4 flats. (see Proposed Layout Drawing Appendix 1). These flats are intended to be general needs.
- 3.11 In total therefore, across both blocks, an additional 6 new units will be created in an area where there is healthy demand for this type of accommodation.
- 3.12 It is envisaged that these works will be tendered with an estimated cost of £150,000 for completion in 2019/20 financial year. Budgetary provision will be needed for these costs.

Source Documents

None

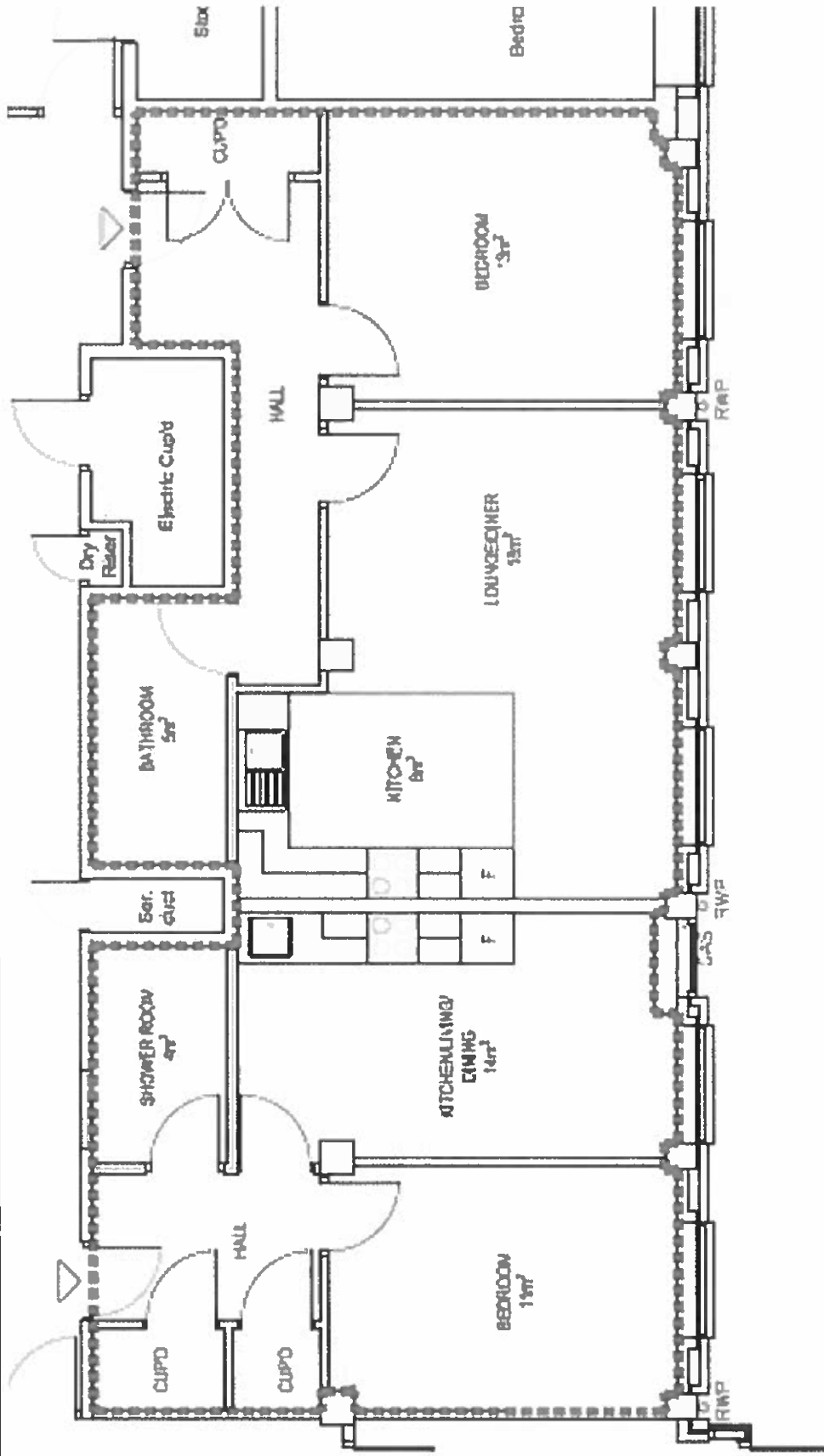
Appendix 1

Existing Layout -- Kenrick House



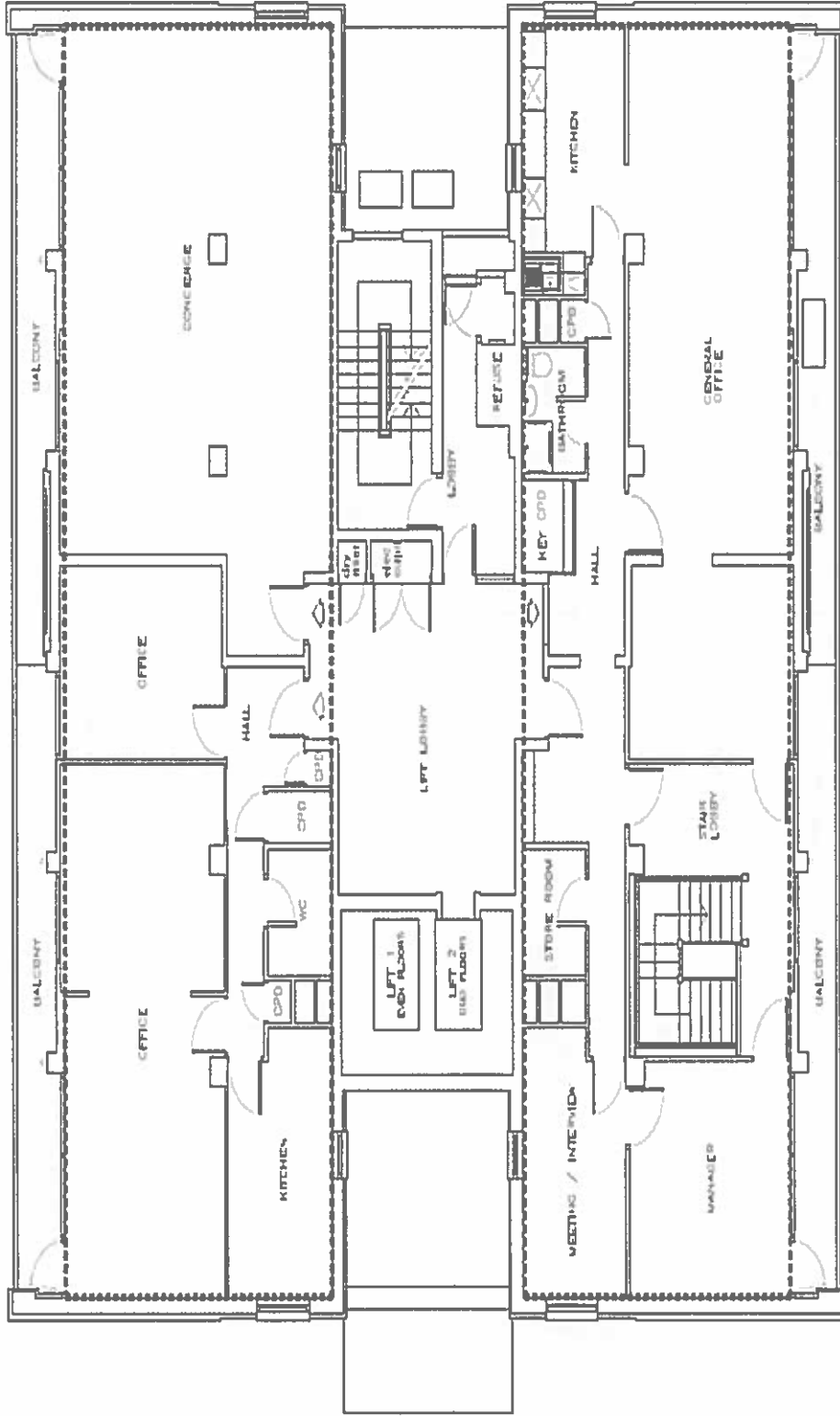
EXISTING GROUND FLOOR PLAN

Outline Plan for the space in Kenrick House

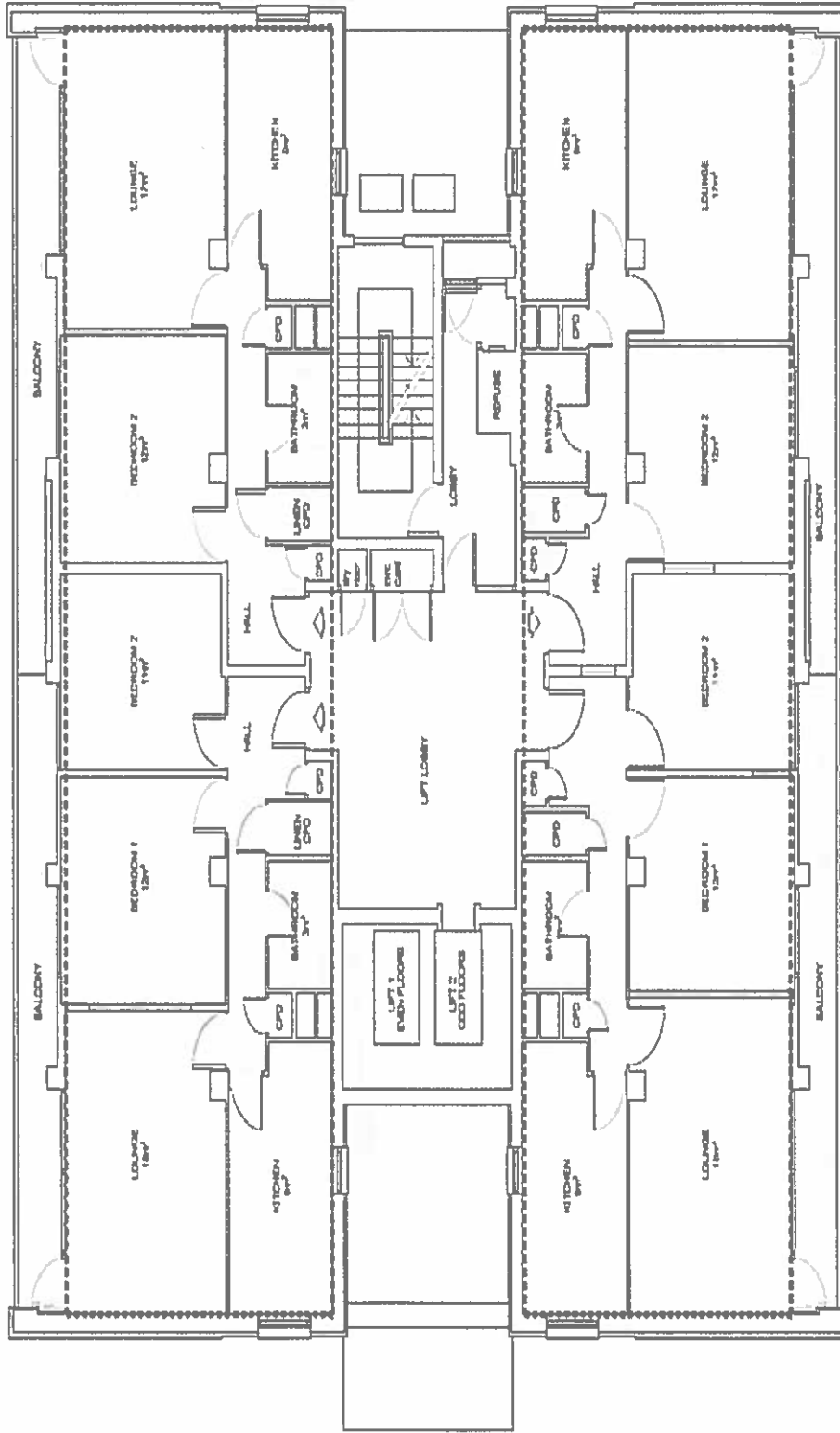


Appendix 2

Existing Layout - Greenford House



Outline Plan for the space in Greenford House – First Floor



PROPOSED FIRST FLOOR PLAN