

# Remodelling Sheltered Housing for the 21st Century



# Introduction to WWA Studios

We are a multi-disciplinary practice that aspires to create outstanding people-centric places that care for our heritage. Our research-led approach that underpins our design strategy and philosophy helps our clients to know their projects will be based on the latest thinking in the sector.

WWA offers a range of design and planning services including Architecture, Planning, and Urban Design with specialists in low-energy design, ecology, heritage, and arboriculture.

We have been working in the specialist housing sector for 30 years and have a wealth of experience with a wide variety of housing typologies.



# Introduction

## What to do with existing Sheltered Housing?

This presentation will cover the following from a built environment perspective:

1. Common Issues
2. Portfolio Review
3. Built environment options
4. Funding Considerations





# Common Issues



Narrow Corridors



Only step access



No buggy storage



No private external space



Not level access



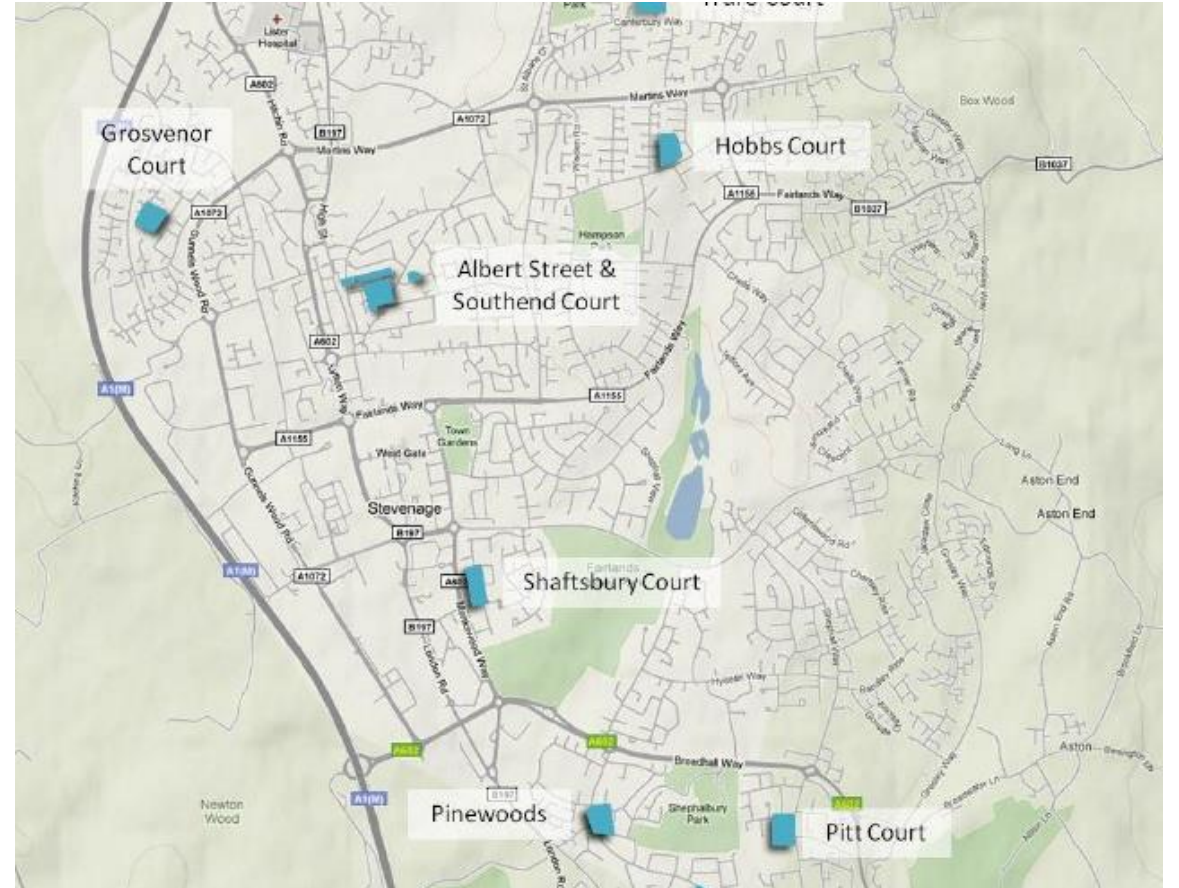
Fabric/services performance

# Portfolio Review

## Important to Review Holistically

Sheltered housing schemes should not be viewed in isolation wherever possible. Reviewing across multiple locations can provide many benefits:

- Phasing can be undertaken
- Rehousing can be developed
- Economies of scale
- Different solutions across sites

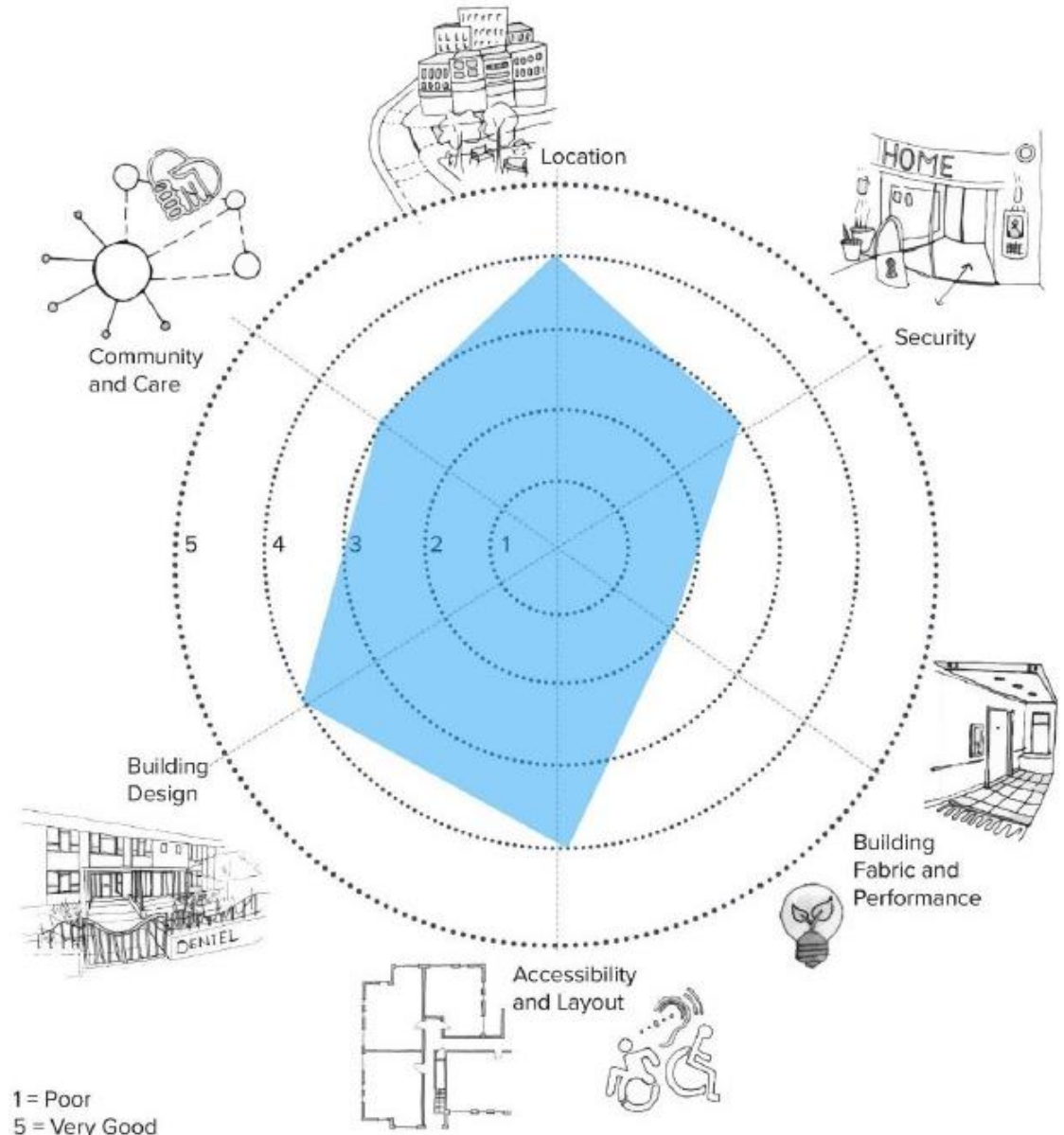


# Portfolio Review

## Important to Review Holistically

When undertaking the review it is best to look beyond the physical aspects of the properties to consider:

- Neighbourhood accessibility
- Security
- Proximity to local amenities
- Community
- Void rates
- Rental income





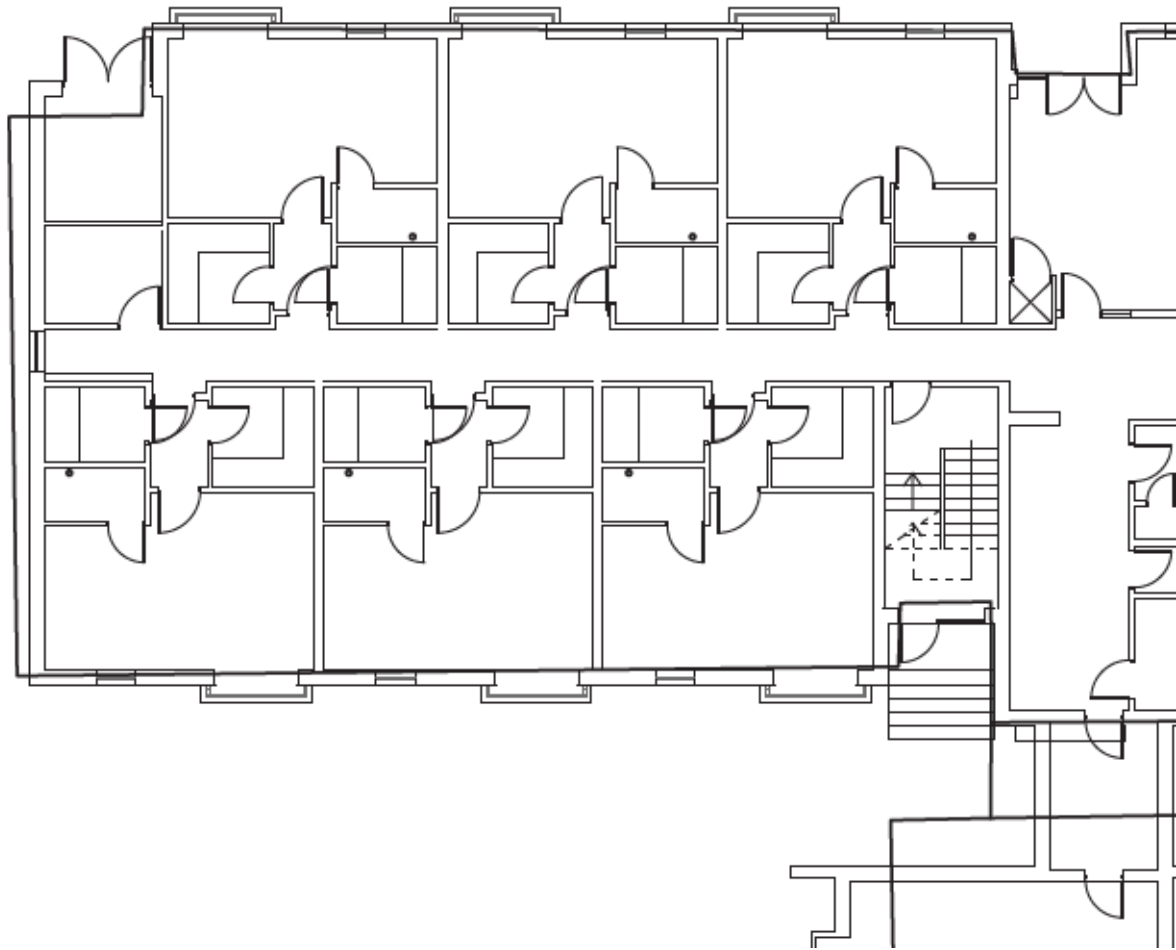
# Built Environment Options

## Remodelling & New Build

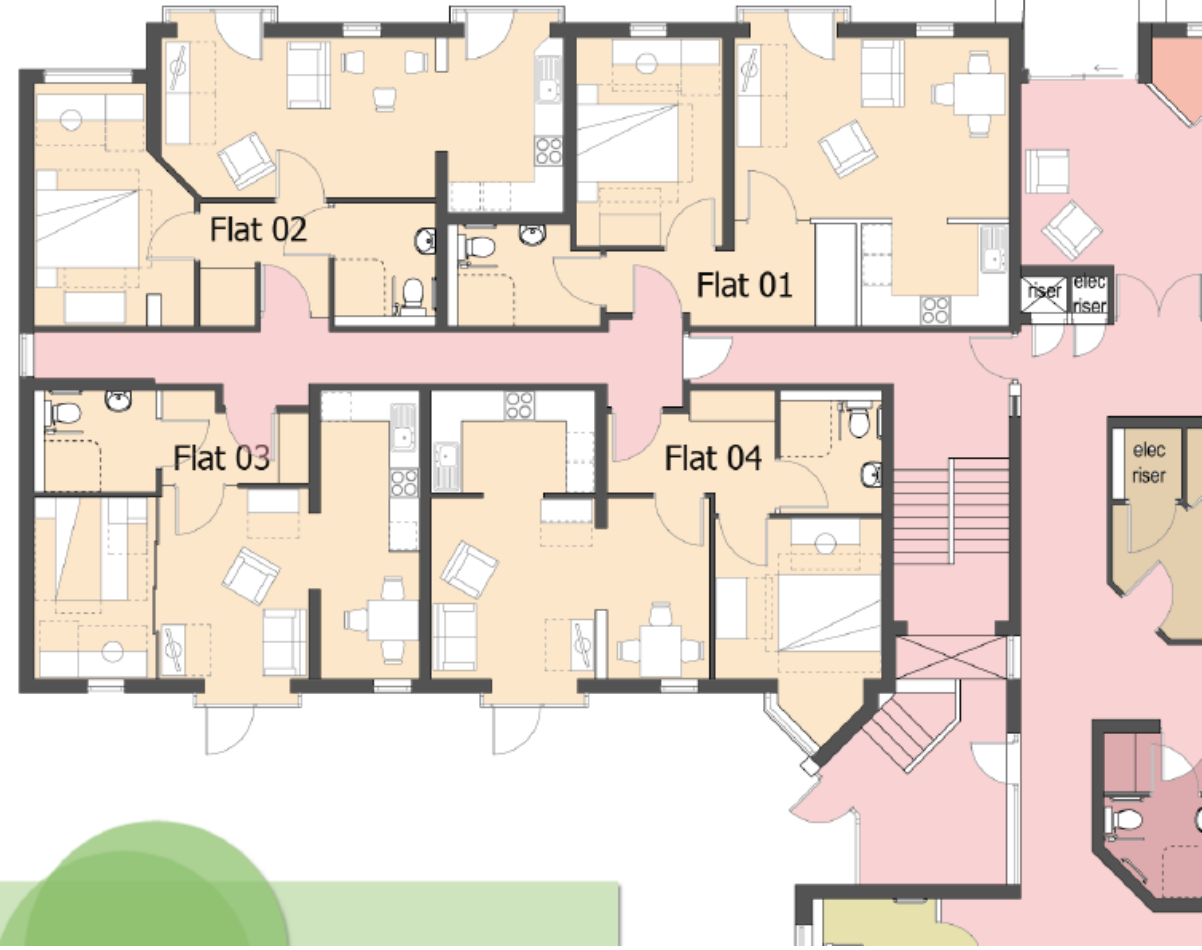
### Ashton Court

- Remodelling of 36 bedsits to provide 24 apartments
- Existing apartments were enlarged to improve space provision by splitting 3 bedsits into 2 apartments
- Addition of bolt on balconies to provide external space
- Communal space was rebuilt opening onto a landscaped courtyard





Existing Floor Plan



Proposed Floor Plan



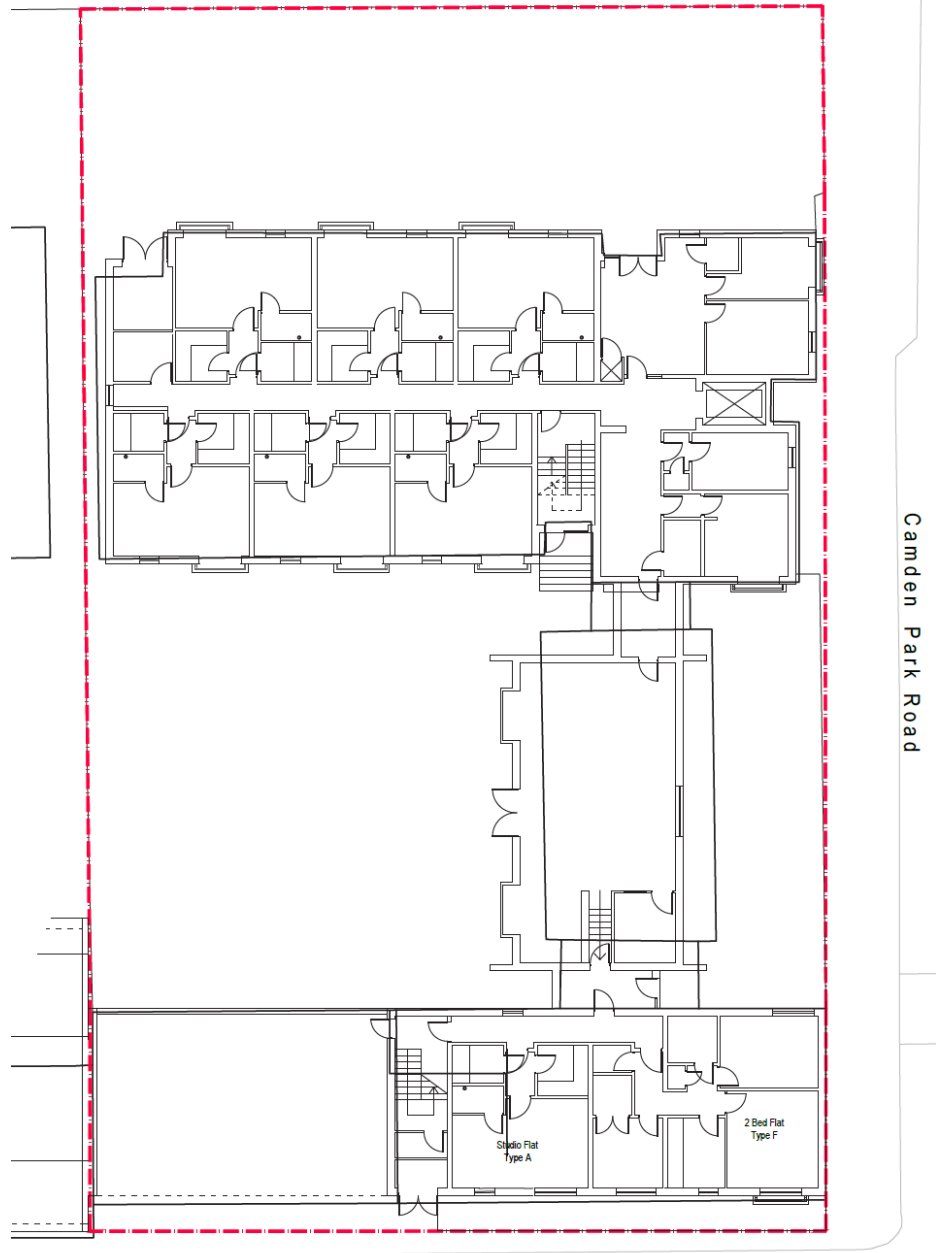
# Built Environment Options

## Remodelling & New Build

### Ashton Court

- Part of the existing building was demolished to allow for new build mews houses
- Mews houses were sold as ‘enabling development’ to fund the reduction in units overall
- There will be certain areas where this is more beneficial than others





Camden Mews

Existing Site Plan

Camden Park Road



Proposed Site Plan

# Built Environment Options

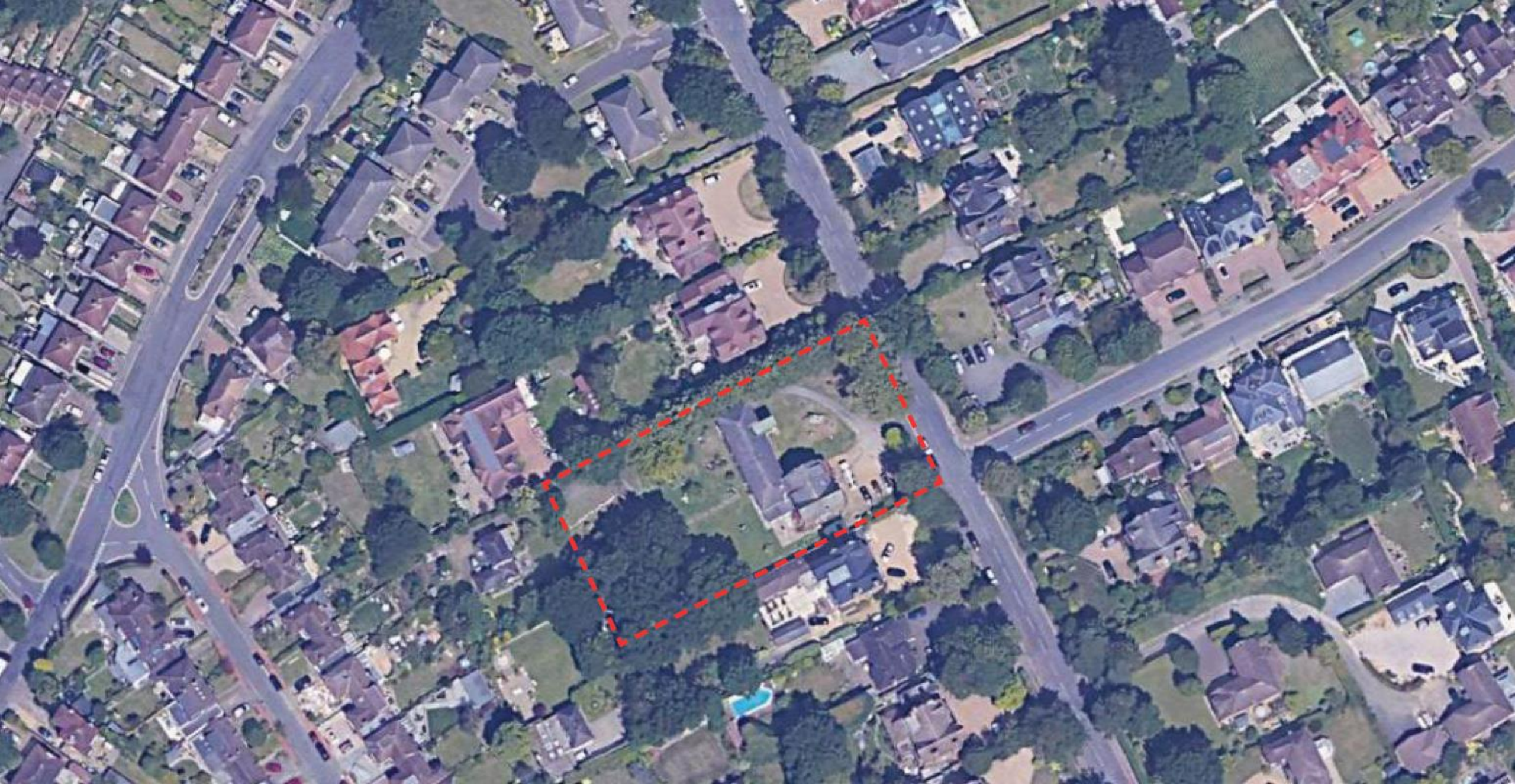
## Extension & Refurbishment

### St Mary's Road

- Existing Victorian property converted into 11 apartments and 1 studio
- 1960s extension to the side with large garden to the rear
- Low void rate, but potential for development to rear without land cost for small housing association
- Low density site for urban environment







Existing Site Plan



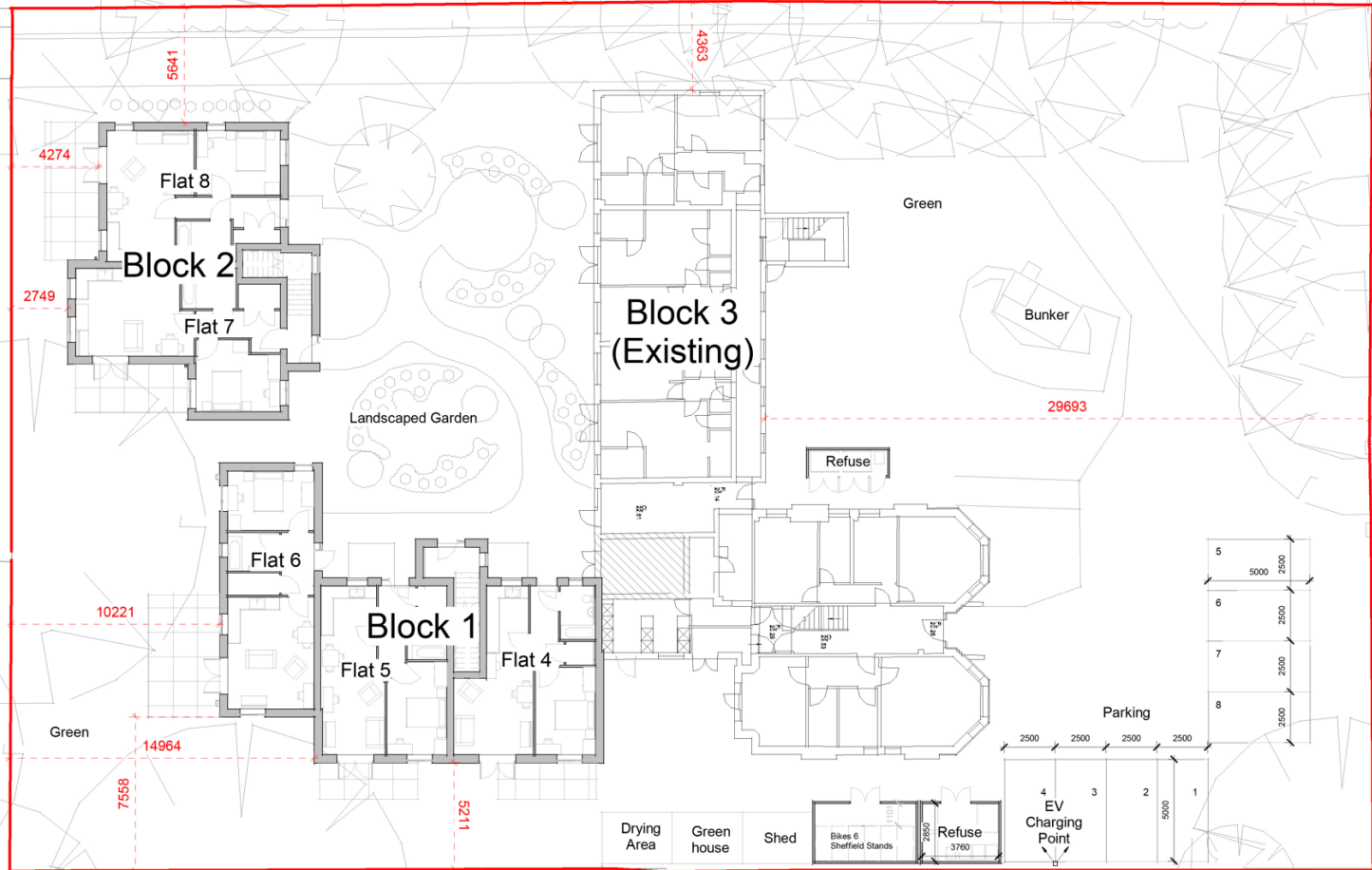
# Built Environment Options

## Extension & Refurbishment

### St Mary's Road

- Roof extension to existing sheltered housing development – 3 additional apartments
- Rear extension and separate block on garden area – 8 additional apartments
- Provision of improved landscaped garden
- Early and ongoing engagement with residents has assisted with understanding of additional development





St Mary's Road

Proposed Site Plan



# Built Environment Options

## New Build

### Castlemaine Court

- Demolition of existing sheltered housing scheme comprising of 25 units
- Problems with legionella – resulted in property having to be emptied
- Replacement of whole heating system required, but not viable
- Maintenance budget of the building rendered retention uneconomic



# Built Environment Options

## New Build

### Castlemaine Court

- Provision of 16 intergenerational apartments
- All with generous private external spaces
- Communal courtyard gardens
- Sense of community assisted by open deck access design



# Built Environment Options

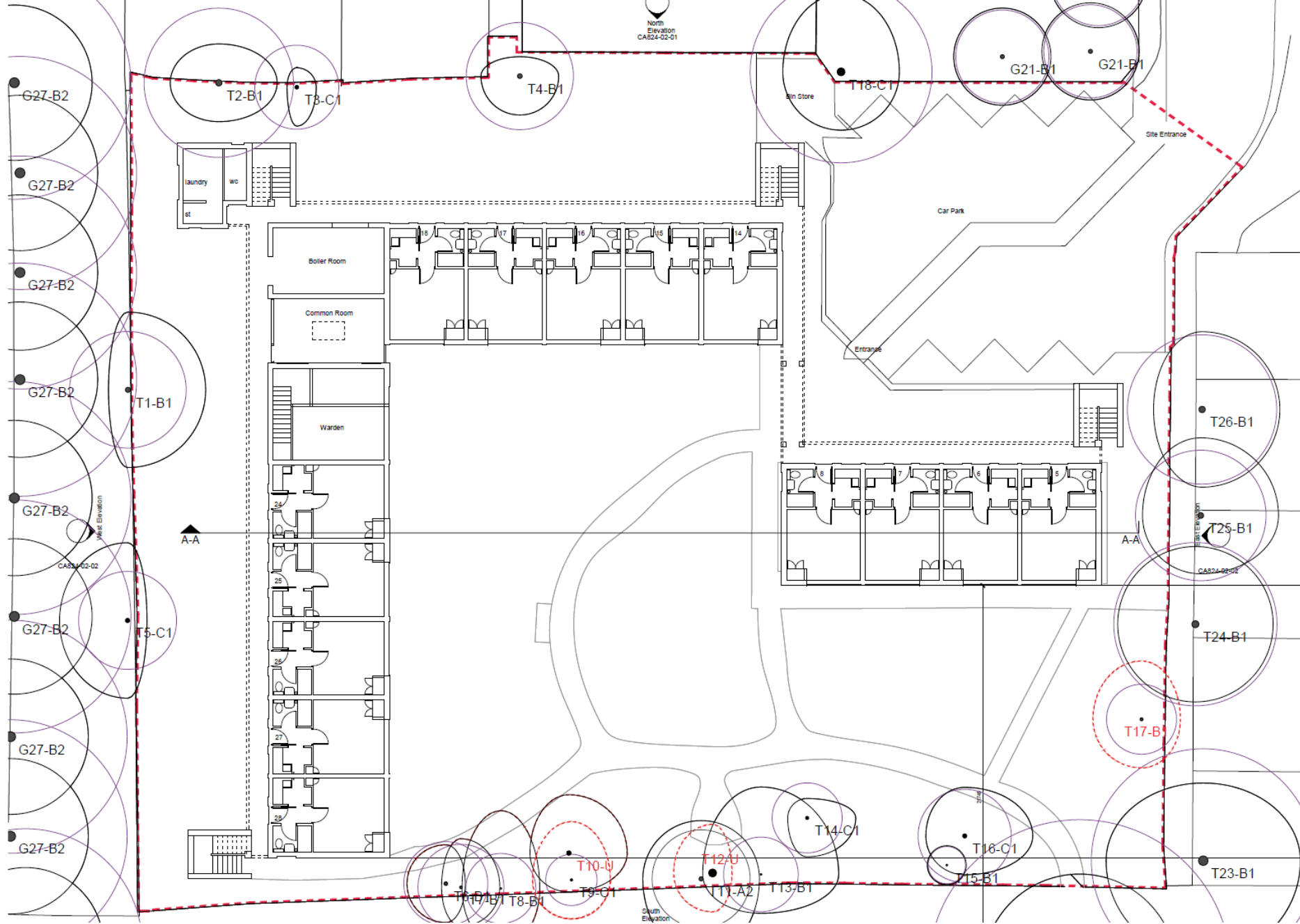
## Remodelling, New Build & Repurposing

### Glebe Court

- Sheltered housing scheme of 28 bedsits, communal facilities and a manager's house
- Outdated and had many of the issues previously highlighted such as not level access, no lift
- Bedsits were 22m<sup>2</sup> – below half of modern space standards for a one bedroom apartment







Existing Site Plan

# Built Environment Options

## Remodelling, New Build & Repurposing

### Glebe Court

- Part new build and part remodelling providing 30 homes plus communal space
- Homes comprise of a mix of studios and one bedroom apartments
- Remodelled landscaped area



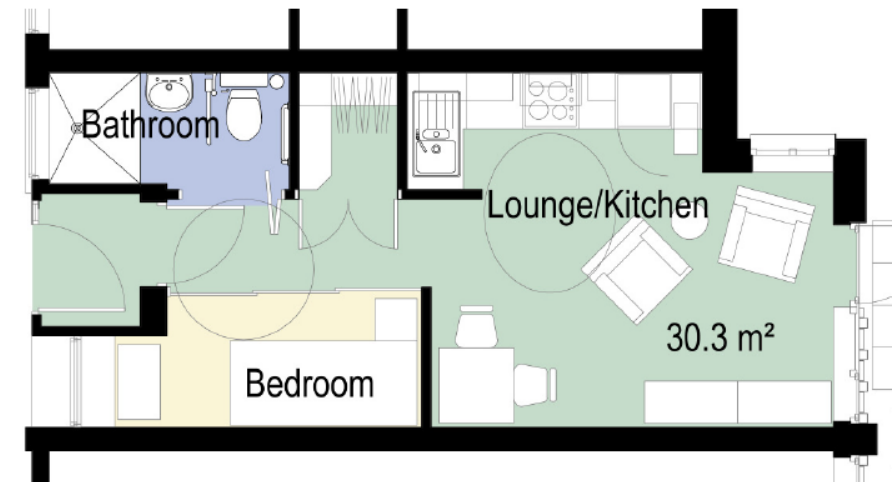
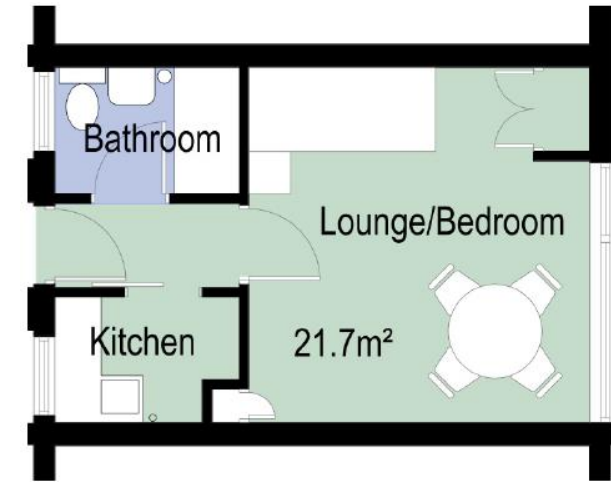


# Built Environment Options

## Remodelling, New Build & Repurposing

### Glebe Court

- Existing deck access was incorporated into apartment with new access decks added on beyond with lifts
- Apartments were extended through projecting bays increasing area to 30m<sup>2</sup>
- Occupants falling into gap between housing benefit and level of income
- Wider strategy regarding repurposing for single men – local need



# Funding Considerations

## New Build

- Average build cost of £2,000 per m<sup>2</sup>
- New homes – can apply to Homes England for grant and as of June this year replacement homes can also be applied for
- GLA Capital Funding Guide – states that they provide funding for new build as well as repurposing or re-improvement of existing homes
- Grant available through other Local Authorities
- VAT relief on new build at 0%





# Financial Implications

## Remodelling

- Average build cost of £1,700 per m<sup>2</sup>
- Social Housing Decarbonisation Fund and Home Upgrade Grant – mostly for Local Authorities/ some larger Housing Associations
- Worth approaching Housing Departments to see what funding is available locally
- GLA - Care and Support Specialised Housing (CaSSH) funding – no defined rate, but based on project by project
- Can get reduced VAT if certain criteria are met for remodelling and retrofitting
- Banks more conservative on lending

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## The Mayor's Care and Support Specialised Housing Fund

Homes for older and disabled Londoners

August 2018

Amended from the previously published version in January 2021



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# Useful Links & Contacts

<https://www.housing.org.uk/globalassets/files/supported-housing-development-survey-report-final.pdf>

<https://www.london.gov.uk/programmes-strategies/housing-and-land/increasing-housing-supply/affordable-housing-capital-funding-guide>

<https://www.gov.uk/government/publications/social-housing-decarbonisation-fund-wave-21-successful-bids/social-housing-decarbonisation-fund-wave-21-successful-bids>

<https://www.gov.uk/guidance/buildings-and-construction-vat-notice-708#section8>

[https://www.london.gov.uk/sites/default/files/mayors\\_care\\_and\\_support\\_specialised\\_housing\\_fund\\_prospectus\\_2016-21\\_-jan\\_21.pdf](https://www.london.gov.uk/sites/default/files/mayors_care_and_support_specialised_housing_fund_prospectus_2016-21_-jan_21.pdf)

<https://www.london.gov.uk/who-we-are/governance-and-spending/promoting-good-governance/decision-making/decisions/md3027-mayors-care-and-support-specialised-housing-programme-2022-25?ac-153524=153519>



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