

S105 Consultation details for Blakeborough House, Atherton

We have detailed below information for residents on the consultation on the future proposals for Blakeborough House.

Sheltered accommodation

Sheltered accommodation provides homes for older people, allowing residents to live a full and active life in their local community, whilst having support and safety within their home environment. Wigan Council owns and operates over 1200 sheltered and extra care homes across the borough. Wigan Council has a responsibility to ensure that all sheltered accommodation meets modern standards to meet the needs of their residents.

Blakeborough House

Blakeborough House was built in the 1960s. As such its design does not meet modern sheltered accommodation standards. There are a number of bedsits and studio flats in Blakeborough House which would not be considered suitable accommodation for older people in current times. The remaining apartments are smaller than we would expect for older people's accommodation and do not have the turning circles to allow full wheelchair accessibility meaning that if your needs change, you may have to move to meet your housing needs or struggle to remain in your current home. In addition to this the heating system is not energy efficient and is out dated, meaning you may incur higher costs than they need to for their energy bills.

Proposals

Due to this we are now considering the longer term suitability of the building as sheltered accommodation. Alternative options, including the cost and ability to refurbish and bring the homes to future requirements has been assessed. They are detailed below:

1. Minor improvement works and communal area upgrades

This would be redecoration in the communal areas and minor improvements including upgrading the warden call system and the stair lifts.

2. Remodelling

The building could be remodelled to create 9 apartments that would be close to modern new build standards for sheltered accommodation. It would also create some off street parking for residents only. Due to the layout of the building, in order to remodel it would require a considerable amount of disruption, including internal moves, for you as existing residents.

3. De-commissioning and demolition

You could be re-housed in suitable alternative accommodation that meets your needs and the building would be no longer used for sheltered housing and demolished. This would create a cleared site which could be used for housing development in the future.

Your views

The Council wants to hear your views. No decision has been made yet, we want to understand your views before we make any decisions. Under S.105 of the Housing Act 1985, the Council has a legal obligation to consult with its secure tenants and their families. In addition we may also speak with the wider community and local residents at a later date regarding these proposals. The Council will consider any comments made about the building before a final decision is made.

Have your say

The consultation will run from **17th October 2023 to 28th November 2023**. During this time we will:

- hold face to face events in the residents lounge on
 - 19th October 2023 10am – 12noon.
- send out letters and surveys (with a free return envelope enclosed)
- establish a dedicated website <https://participate.wigan.gov.uk/en-GB/projects/blakeborough-house>) with electronic version of the survey and proposals
- place a notice in the Wigan Observer
- visit residents within the building from 25th October 2023 to discuss the consultation

All of our staff will have Council IDs (see below) and you can call **01942 827 474** to check if you are unsure.



You can also speak to your ward councillors or visit Wigan Town Hall reception to view the proposals and provide comments.

If you would wish to contribute in a different manner, need support in accessing the proposals or you need the information in a different format, please don't hesitate to contact us and we will do our best to help.

All feedback needs to be received no later than **midnight 28th November 2023**.

Thank you for your cooperation and we look forward to receiving your comments. We will provide a further update on the outcome of the consultation December 2023.

Yours faithfully,

Sheltered accommodation team

Key contacts / address:

Wigan Town Hall
41 Library St,
Wigan,
WN1 1DF

Email: communitylivingschemes@wigan.gov.uk

Website: <https://participate.wigan.gov.uk/en-GB/projects/blakeborough-house>

Atherton North ward councillors:

Councillor Stuart Gerrard, S.gerrard@wigan.gov.uk, 07368 163575

Councillor Jamie Hodgkinson Jamie.hodgkinson@wigan.gov.uk 01942 487679

Councillor James Watson, James.watson@wigan.gov.uk 07544 533636

Monthly surgeries:

Atherton Town Hall,

Bolton Road,

Atherton,

M46 9JQ

Second Saturday of each month, from 10am - 12pm.

Dorset Road community centre

Atherton

M46 9GJ

Third Thursday of the month from 7pm -8pm