

**Housing and Property Services**  
The Basildon Centre  
St Martins Square  
Basildon  
SS14 1DL  
Telephone: 01268 533333

10 January 2024

All Residents

**Brooke House**

Delivered via email and posted

Dear Resident,

I wrote to you in December and advised you that a committee report regarding Brooke House would be considered by Cabinet in January.

I can confirm that a report has now been prepared for members of the Cabinet to consider options for the future of Brooke House. This report will be published on 10 January 2024 and will be discussed at a Council Cabinet meeting on 18 January 2024, where the final decisions will be taken.

I am therefore writing to you to give a summary of what is included in the report and to ensure you are aware in advance of the recommended option and what this will mean for you.

You will be aware that the Council obtained planning permission in June 2022 to carry out the following refurbishment works to the building:

- New extension and associated works at ground floor to provide new fully accessible entrance with link into the existing lift lobby;
- Communal Corridor Works;
- North Escape Stair & Associated Works;
- Work within flats; (including replacement kitchens and bathrooms)
- Window replacement works;
- Roof works; and
- Other refurbishment works

This work was estimated to cost approximately £5 million at the time. Since then, further intrusive surveys have been undertaken, which have revealed the need for additional building safety works and work which will make the building more energy efficient. These works need to be carried out in the communal areas and in each flat to meet new building safety standards. The building is safe, but it is vital this work is completed as soon as possible.

With this additional work, increased costs of materials and the requirement to move all residents out of the building to complete the works the cost is now estimated to be £16 million pounds.

Due to the significant costs involved it is prudent that the council consider a range of options for the future of the building to ensure that the most cost effective approach is taken.

The Cabinet report considers 5 options as follows:

1. Decant the building, compulsory purchase of leasehold interest and leave building empty for future regeneration consideration
2. Decant the building, compulsory purchase of leasehold interest, complete refurbishment work and then re-let all properties as social housing accommodation
3. Temporarily decant the building, complete refurbishment work, allow existing residents to return once works completed
4. Decant the building, compulsory purchase of leasehold interest, carry out refurbishment work and sell all flats on the open market for private ownership.
5. Decant the building, compulsory purchase of leasehold interest, sell the block in its current condition

The recommended option is No 3, which would mean a temporary decant from the building. Secure tenants and leaseholders will have the option to retain their secure tenancy or ownership during this time and return to Brooke House once the works are completed.

The full report has more detailed reasons why the other options are not recommended, which mainly relate to high cost and high risk and can be accessed via the dedicated web page for Brooke House residents. A link to the site is available here: [www.basildon.gov.uk/brookehouse](http://www.basildon.gov.uk/brookehouse).

The Cabinet meeting can be viewed by the public via the Councils You tube site, during or after the meeting is held - <https://www.basildonmeetings.info/> or by attending the Basildon Centre at 7pm on 18 January 2024. There is no opportunity to speak at this meeting, but it will give you the opportunity to hear in depth the council's position.

### **What does this mean for residents of Brooke House?**

All residents will be required to move out of Brooke House for a period of time. We have already started this process in relation to the staircase repairs, based on the advice from the Fire Service that the building must be vacated completely whilst the staircase work takes place. The works to renew the roof will require scaffolding to the whole building and the additional intrusive nature of some of the other work will make living conditions unpleasant for residents due to reduced light and extensive periods of noise.

Whilst some of the refurbishment work could have taken place with residents remaining in their homes, taking the decision now to do all the works required, including the staircase means this can all be completed whilst the building is empty. This will make the process more efficient and less disruptive to residents.

The council's allocation scheme has a provision that if secure tenants are displaced for more than 12 months, they have the option to decide if they would prefer to move permanently or temporarily. Any temporary tenants will be offered an alternative temporary tenancy and will not return to Brooke House. The council will also consider requests from leaseholders to purchase their property if this is their preference. This will be considered in line with an independent valuation of the individual properties.

It is recognised that there are a number of private renters living in Brooke House and the council has committed to provide appropriate support and help to these residents to find alternative accommodation.

The report also recommends a range of support to help some residents with the cost of moving.

If you are experiencing water ingress and you have not already spoken to us, please contact us immediately to discuss your individual circumstances and options available.

If you have any other concerns or further questions, please contact us in the following ways:

- Telephone – 01268 533333 option 4, then option 3
- [3TTEM@basildon.gov.uk](mailto:3TTEM@basildon.gov.uk)

If you are a leaseholder, please contact us on [lease.enquiry@basildon.gov.uk](mailto:lease.enquiry@basildon.gov.uk)

I will confirm the outcome of the Cabinet decision shortly after the 18 January 2024 and advise you of the next steps.

Yours sincerely



Lesley O'Shea  
Director of Housing and Property