

STOCKTON-ON-TEES BOROUGH COUNCIL

CABINET RECOMMENDATIONS

PROFORMA

Cabinet Meeting29th November 2012

1. Title of Item/Report

Billingham Extra Care Scheme

2. Record of the Decision

Consideration was given to a report on the proposed new Extra Care housing development in Billingham and to sought approval for the sale of the 'car park site' for this purpose.

The report also provided an update on the proposed 'like-for like' car parking re-provision.

Extra Care housing was generally housing designed with the needs of older people, generally those over 55 years of age, with varying levels of care and housing related support available on one site (24 hours a day 365 days of a year). Accommodation of this nature provided a genuinely safe environment for residents and was a popular choice among older people. For Stockton Council it could be seen as a strategic alternative to older models of residential care provision and also included a base for community health services, outreach services and intermediate and rehabilitative care. The key principle of Extra Care housing it that it enhanced the quality of live for residents by promoting independence, choice, control and social well-being.

Members were reminded, the need for additional units of Extra Care Housing provision within the Billingham area was originally identified as part of the larger Integrated Health and Social Care project. The PFI credits the Council was aiming to secure would in addition to the Integrated Health Facility had included the development of a 50 unit two-bedroom Extra Care scheme.

As part of the Integrated Health and Social Care bid preparation work, an exercise was undertaken to identify a suitable location for the proposed Extra Care scheme. An extensive range of potential site options across the Billingham area were considered (including those both within the Council's ownership and also those owned by third parties). Following this exercise the schemes proposed location was identified, and as reports to previous Cabinet meetings had set out this was the 'car park'

site adjacent to Billingham Community Centre. This site was deemed suitable for a number of reasons including for example its proximity to local amenities and bus routes.

Whilst the Council was unsuccessful in its bid for PFI credits, Vela (a north east Housing Group formed in 2010 following the partnership of two social landlords, Tristar Homes Limited and Housing Hartlepool) had secured £1.2million funding from the Homes and Communities Agency (HCA) therefore making this proposed new development a financially viable proposal once again.

With regard to the next steps and timescales Vela Homes recently completed the second of two pre-planning public consultation events and a planning application had been submitted. On the assumption that planning approval was granted, then start on site for the Extra Care scheme would commence in March 2013. It was anticipated that the scheme would take approximately 18 months to complete, it was therefore anticipated initial lettings/sales taking place summer/early autumn 2014.

RESOLVED that:-

1. Subject to planning approval being granted, the 'car park site' (as detailed in paragraphs 3 and 11-13) for the purpose of a mixed tenure extra care housing scheme be disposed of.
2. It be acknowledge that to develop a financially viable Extra Care housing scheme it will be necessary to sell the site at less than its un-restricted market value. On this basis (subject to planning approval being granted) the sale of the site at an 'undervalue' be approved. Whilst it is anticipated that there will be no initial capital receipt, disposal terms will include the provision for sharing future profits should any be generated from the granting of long leaseholds (i.e. sale units).
3. Approval for the terms of disposal be delegated to the Corporate Director of Resources in consultation with the Cabinet Member for Corporate Management and Finance.
4. The proposals be supported for the re-provision of 'like for like' car parking to the rear of Billingham Community Centre (as identified in Appendix 1). The cost of the proposed car parking re-provision is estimated at £230,000 which will be considered as part of the 2013/14 budget report.

3. Reasons for the Decision

To enable the development of a new, quality Extra Care housing scheme in the Billingham area thereby addressing the housing, health and social care needs of older (and vulnerable) people within the Borough as detailed within the Councils Sustainable Community, Housing and Older Peoples Strategies.

4. Alternative Options Considered and Rejected

None

5. Declared (Cabinet Member) Conflicts of Interest

Councillor Nelson declared a personal interest in respect of this item as he was a member of Tristar Board.

6. Details of any Dispensations

Not applicable

7. Date and Time by which Call In must be executed

Midnight on Friday, 7th December 2012

Proper Officer
17 December 2012