

**To the Chair and Members of Cabinet**

**The Provision of Adult Social Care Housing in Edlington**

<b>Relevant Cabinet Member(s)</b>	<b>Wards Affected</b>	<b>Key Decision</b>
Cllr Jane Nightingale, Portfolio holder for Housing.	Edlington & Warmsworth.	Yes.

**1. EXECUTIVE SUMMARY**

- 1.1 The purpose of this report is to consider the future provision of adult social care housing on the former Thompson and Dixon site in Edlington and to obtain approval to proceed with a proposal from Wates Living Space Homes.
- 1.2 The former Thompson and Dixon site was due to be developed by Quality Social Housing (QSH), in partnership with Wates. The proposal was to deliver 106 Rent to Buy housing units however QSH has withdrawn from their original offer. Wates have therefore developed an alternative proposal for the site which would deliver 86 houses for open market sale and 20 bungalows for rent.
- 1.3 The proposed 20 bungalows will complete the Swallowdale Extra Care scheme setting and will be allocated taking into account an applicant's social, family support, or care need to make the best use of the housing stock. This also fits with Adults' requirements and complement the Extra Care facility so those elderly residents with low social care needs are not admitted to Extra Care however they can be accommodated in purpose built older persons accommodation. The bungalows are designed to meet higher quality and space standards, including Lifetime Homes and Lifetime Neighbourhoods, which exceed the specification of standard units and provide extra space and additional flexibility to cater for future care requirements if needed - contributing to the Council's adult social care offer.
- 1.4 This report seeks approval for the Council to the purchase the 20no. 2 bedroomed bungalows from Wates. The purchase price represents good value for money as this provides the Council with the opportunity to purchase housing at a discount from the market value. It is intended that the bungalows will be managed by St Leger Homes and let on a social rent basis to people over the age of 55, however, if the opportunity arises to bid for Homes and Communities Agency (HCA) grant into the scheme then these properties will be let on an affordable rent (up to 80% of market rent). Due to market rent

levels in Edlington this will not be significantly different.

## **2. EXEMPT REPORT**

- 2.1 This report is not exempt however there are a number of financial and commercial matters contained within exempt appendix 1 which are commercially sensitive information. The appendix is NOT for publication because it contains exempt information protected by Paragraph 3 of Part 1 of Schedule 12 (a) of the Local Government Act 1972 (as amended) information relating to the financial or business affairs of any particular person (including the authority holding that information).

## **3. RECOMMENDATIONS**

It is recommended that the Mayor and Cabinet:

- 3.1 Approve the purchase of 20no. 2 Bedroomed Bungalows on the former Thompson and Dixon Estate from Wates Living Space Homes including a contribution towards the direct infrastructure costs associated with the bungalows.
- 3.2 Approve the addition of the former Thompson and Dixon/Wates Living Space Homes project to the Regeneration and Environment Capital Programme and drawdown of the funding without the need for a further Officer Decision Record.

## **4. WHAT DOES THIS MEAN FOR THE CITIZENS OF DONCASTER?**

- 4.1 Residents of Doncaster will benefit from the delivery of the right type of affordable homes in the right locations. The bungalows on the former Thompson and Dixon site will meet housing need, be incorporated into the Housing Revenue Account (HRA), and will be allocated taking into account an applicant's social, family support, or care need to make the best use of the housing stock. They are specifically aimed at older people over the age of 55 and will contribute to meeting adult social care demand meet higher quality and space standards, including Lifetime Homes and Lifetime Neighbourhoods, which exceed the specification of standard units and provide extra space and additional flexibility to cater for future care requirements if needed.
- 4.2 This proposal, including a small financial contribution from the Council towards infrastructure costs associated with delivering the bungalows, will bring 20no. purpose built older persons bungalows into the Council stock at a discount cost from the market rate within a historically difficult location to make such schemes work.
- 4.3 The purchase price represents good value for money as this provides the Council with the opportunity to purchase housing at a discount from the market value of the properties. This cost also compares favourably with other

new build bungalows meeting the same space and quality standards.

## **5. BACKGROUND**

- 5.1 Members have previously considered a report outlining proposals for the development of the site at the former Thompson/Dixon in Edlington, which was approved under Key Decision K1202. This proposal was for a home ownership (Rent to Buy) product to be delivered by a partnership of Quality Social Housing (QSH) and Wates, with the units being managed by St Leger Homes for the rental period. QSH has recently withdrawn from the original offer that had been agreed.
- 5.2 The Thompson and Dixon Site was previously sold by Doncaster Council to Housing 21 through key decision K0960. This gave the authorisation for Housing 21 to develop an Extra Care housing scheme on part of the site and to sell the remainder of the site to a developer partner for delivery of open market sale housing. Housing 21 sold the remaining land to QSH in 2015. Following the withdrawal of QSH from the scheme, Wates have approached the Council with an alternative, deliverable proposal to complete the development of 106 units as per the existing planning consent.
- 5.3 Swallowdale, the existing Extra Care facility already built on the site by Housing 21, provides 66 units for rent or shared ownership – 64 apartments and 2 bungalows. Wates' will provide 20 bungalows specifically aimed at older people over the age of 55. The units will be developed by Wates and sold directly to Doncaster Council. The financial contribution from the Council towards infrastructure costs associated with delivering the bungalows supports changes to a section of road which will need to be re-laid together with water / utilities required to access the bungalows which are located to the rear of the site.
- 5.4 The proposed 20 bungalows will complete and complement the Extra Care scheme setting which improves the attractiveness of this option for those planning their retirement and for old age. They also fit with Adults requirements and complement the Extra Care facility so those elderly residents with low social care needs are not admitted to Extra Care and can be accommodated in older people's accommodation. The bungalows are designed to meet higher quality and space standards, including Lifetime Homes and Lifetime Neighbourhoods, which exceed the specification of standard units and provide extra space and additional flexibility to cater for future care requirements if needed - contributing to the Council's adult social care offer.
- 5.5 The proposal is for the remainder of the site to be acquired by Wates who will deliver 86 new 1, 2, 3 and 4 bedroom homes for open market sale.
- 5.6 The table below shows the total number of 1 and 2 bed bungalows that have been advertised through CBL during 2015/16. It shows that for every 1 bed and 2 bed bungalow advertised there has been an average of 5 and 4 bids respectively for each property. This is representation of a demand for bungalows in the Edlington area.

Edlington					
Property types	Total	Bids	Dir Match	Ave Bids	Most Bids
1 bed bungalow	15	81	0	5.40	11
2 bed bungalow	5	23	0	4.60	9

5.6 The direct purchase of the 20 units and associated infrastructure will be progressed through the Council House Build Programme using uncommitted housing capital receipts.

## 6. OPTIONS CONSIDERED

### 6.1 Option 1 – Preferred Option

To agree to the direct purchase of 20no. 2 bedroom bungalows from Wates. The units will form part of the Councils Housing Stock and be managed by St Leger homes of Doncaster on a social rent basis however if the opportunity arises to bid for grant into the scheme then these properties will be let on an affordable rent.

#### Advantages

- Provision of new build on the site will increase the size of the housing stock and choice in the area.
- Increased housing rental income for the Council.
- Positive impact on housing waiting list.
- Delivery of a housing scheme on a historically challenging site which will benefit Edlington on a site which it is otherwise unlikely will complete in the near future.
- Financial benefits associated with having 106 additional units in total across the whole site which increases Council Tax returns and generates additional New Homes Bonus.

### 6.2 Option 2 – Do Nothing

Do not take the opportunity to direct purchase the units. This is not a recommended option as it would leave an area of wasteland which detracts from the street scene and will continue attract fly tipping and other anti-social behaviour.

## 7. REASONS FOR RECOMMENDED OPTION

7.1 The proposal would provide much needed modern energy efficient new homes, and more affordable homes, to help meet the housing needs of Doncaster Residents. They also fit with Adults requirements and complement the Extra Care facility so those elderly residents with low social care needs are not admitted to Extra Care and can be accommodated in older persons bungalows. The bungalows are designed to meet higher quality and space standards, including Lifetime Homes and Lifetime Neighbourhoods, which exceed the specification of standard units and provide extra space and

additional flexibility to cater for future care requirements if needed - contributing to the Council's adult social care offer.

It would enable the development of a site which has remained undeveloped for a number of years and complete the area around the Swallowdale Extra Care housing scheme. Development of the whole site will financial benefits as having 106 new properties increases Council Tax returns and generates additional New Homes Bonus.

## 8. IMPACT ON THE COUNCIL'S KEY OUTCOMES

### 8.1

	<b>Outcomes</b>	<b>Implications</b>
	<p>All people in Doncaster benefit from a thriving and resilient economy.</p> <ul style="list-style-type: none"> <li>• <i>Mayoral Priority: Creating Jobs and Housing</i></li> <li>• <i>Mayoral Priority: Be a strong voice for our veterans</i></li> <li>• <i>Mayoral Priority: Protecting Doncaster's vital services</i></li> </ul>	<p>One of the ways to develop a thriving and resilient economy is to have a flexible policy on housing delivery that responds to the market. The T&amp;D site increases building in Doncaster, enabling growth and contributing to the Councils Assets.</p>
	<p>People live safe, healthy, active and independent lives.</p> <ul style="list-style-type: none"> <li>• <i>Mayoral Priority: Safeguarding our Communities</i></li> <li>• <i>Mayoral Priority: Bringing down the cost of living</i></li> </ul>	<p>This decision will allow more people to live safe, healthy, active and independent lives. It will also act as a safeguard for the existing community around the development.</p>
	<p>People in Doncaster benefit from a high quality built and natural environment.</p> <ul style="list-style-type: none"> <li>• <i>Mayoral Priority: Creating Jobs and Housing</i></li> <li>• <i>Mayoral Priority: Safeguarding our Communities</i></li> <li>• <i>Mayoral Priority: Bringing down the cost of living</i></li> </ul>	<p>This decision will provide quality homes for sale for families and quality rented properties for older people.</p>
	<p>All families thrive.</p> <ul style="list-style-type: none"> <li>• <i>Mayoral Priority: Protecting Doncaster's vital services</i></li> </ul>	<p>Providing quality homes for families.</p>
	<p>Council services are modern and value for money.</p>	<p>This recommendation highlights that the Strategic Housing service is a modern, responsive, proactive and value for money service. The purchases will be assessed by the</p>

		Councils professional departments.
	Working with our partners we will provide strong leadership and governance.	This approach comes as a result of effective partnership working. The programme will be managed by the Council in accordance with its governance arrangements.

## **9. RISKS AND ASSUMPTIONS**

- 9.1 If the Council does not purchase these units for provision of older persons accommodation, the delivery of the whole scheme of 106 units will potentially be delayed with the Council having little or no control over future delivery or necessitate Wates attempting to find an alternative delivery partner to sell the units to.
- 9.2 As outlined earlier in this report this has been a difficult site to see development. A significant risk therefore in not approving this proposal, including the contribution towards infrastructure costs, is further delayed development in Edlington.

## **10. LEGAL IMPLICATIONS**

- 10.1 S9 Housing Act 1985 gives a Council the power to provide housing accommodation by acquiring houses.
- 10.2 The acquisition of land falls outside the Public Contracts Regulations 2015 and a procurement exercise will not be required for the recommended option to be carried out.

## **11. FINANCIAL IMPLICATIONS**

- 11.1 This report recommends the purchase of 20 bungalows met from uncommitted housing capital receipts.

Once purchased the properties will be added to the Council's Housing Revenue Account (HRA) and will be managed by St Leger Homes. All income and expenditure associated with the properties will be managed within the HRA.

The project will be added to the Regeneration & Environment capital programme and progress will be reported to Directors and Cabinet through the quarterly Finance and Performance monitoring process.

The Council's Financial procedure rule B.11 requires that where a project involves a capital commitment of £1,000,000 or more, a further Officer Decision Record (ODR) must be completed for the approval of the relevant Director and Chief Financial Officer in consultation with the Portfolio Holder (Finance & Corporate Services) before a formal commitment is entered into or a contract signed. As the values involved have been agreed this report recommends conclusion of the deal with Wates without the need for an ODR.

More detailed financial implications are covered in the Exempt Appendix 1.

## **12. HUMAN RESOURCES IMPLICATIONS**

12.1 There are no HR implications associated with this report.

## **13. TECHNOLOGY IMPLICATIONS**

13.1 There are no technology implications associated with this report.

## **14. EQUALITY IMPLICATIONS**

14.1 All of the Council's housing stock, managed by St Leger Homes, will be allocated in line with their allocations policy to meet individual need.

## **15. ASSET IMPLICATIONS**

15.1 There are no asset implications associated with this report.

## **16. CONSULTATION**

16.1 In arriving at the current position consultations have taken place with officers from Strategic Housing and Wates, Housing Portfolio Holder, Mayor, and officers from Finance, Legal, Assets and Planning.

## **17. BACKGROUND PAPERS**

17.1 Key Decision's K0960 (transfer of land to Housing 21) and K1202 (Development Quality Social housing)

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