

To all Members of the

OVERVIEW AND SCRUTINY MANAGEMENT COMMITTEE

AGENDA

Notice is given that an Extraordinary Meeting of the above Committee is to be held as follows:

VENUE: Council Chamber, Civic Office, Waterdale, Doncaster
DATE: Wednesday, 2nd November, 2016
TIME: 1.00 pm

Members of the public are welcome to attend

Items for Discussion:

1. Apologies for absence.
2. To consider the extent, if any, to which the public and press are to be excluded from the meeting.
3. Declarations of Interest, if any.
- A. Items where the Public and Press may not be excluded.**
4. CALL IN OF THE FOLLOWING EXECUTIVE DECISION: Disposal of Housing Revenue Account (HRA) Land at Goodison Boulevard, Cantley, and the Acquisition of Gattison House and Plantation View.
(Pages 1 - 36)

Jo Miller
Chief Executive

If you require any information on how to get to the meeting by Public Transport, please contact
(01709) 515151 – Calls at the local rate

Issued on: Thursday, 27 October 2016

Scrutiny Officer Christine Rothwell
for this meeting: Tel. 01302 735682

**MEMBERSHIP OF THE OVERVIEW AND SCRUTINY MANAGEMENT
COMMITTEE**

Chair – Councillor John Mounsey
Vice-Chair – Councillor Charlie Hogarth

Councillors Rachael Blake, John Cooke, Neil Gethin, Richard A Jones, Jane Kidd and Paul Wray

Invitees:

Paul Smillie, (UNITE).

For Information:

Substitutes – Vice-Chairs of the Overview and Scrutiny Panel

Councillors Nigel Ball, Jane Cox, Majid Khan and Cynthia Ransome

**To the Chair and Members of the
OVERVIEW AND SCRUTINY MANAGEMENT COMMITTEE**

CALL IN OF THE FOLLOWING EXECUTIVE DECISION: Disposal of Housing Revenue Account (HRA) Land at Goodison Boulevard, Cantley, and the Acquisition of Gattison House and Plantation View.

EXECUTIVE SUMMARY

1. This report provides the opportunity for the Overview and Scrutiny Management Committee (OSMC) to consider the Called-In decision relating to 'The disposal of Housing Revenue Account (HRA) Land at Goodison Boulevard, Cantley and the Acquisition of Gattison House and Plantation View. The Committee will be given the opportunity to consider the views expressed by those Members triggering the call-in and also any response from the Executive. Following its consideration of all relevant issues the Committee will agree its recommendations.

EXEMPT REPORT

2. This report contains no exempt information.

RECOMMENDATIONS

3. The Committee is asked to: -
 - a. Consider the reasons identified for call-in and determine the most appropriate course of action, this may include the following:
 - (i) Refer the decision back to the Executive for reconsideration in the light of the recommendations from the Committee.
 - (ii) Request that the decision be deferred until Overview and Scrutiny Management Committee or Panels have considered relevant issues and made recommendations to the Executive.
 - (iii) Take no action in relation to the called-in decision(s) but consider whether issues arising from the call-in need to be added to the work programme of an existing or new Overview and Scrutiny Sub-Committee.
 - (iv) If, but only if (having taken the advice of the Monitoring Officer and/or the Chief Finance Officer), the Committee determine that the decision(s) is wholly or partly outside the Budget and Policy Framework refer the matter, with any recommendations, to the Council after following the

procedure in Rule 8 of the Budget and Policy Framework Procedure Rules. Only in this case is there a continuing bar on implementing the decision.

WHAT DOES THIS MEAN FOR THE CITIZENS OF DONCASTER?

4. This report provides an opportunity for Overview and Scrutiny to review Executive decisions before they are implemented thereby demonstrating enhanced accountability and transparency for Doncaster citizens.

BACKGROUND

5. The reasons stipulated for calling-in the decision are detailed in the call-in form attached at Appendix A. The background to this decision is outlined in the Cabinet report (Appendix B) and Cabinet decision record attached at Appendix C. The Cabinet decision record also includes a number of questions that were asked at the Cabinet meeting's "Question Time" by other Members who were in attendance and the response that was given by the Mayor. This also includes details of information sent to Councillor Steve Cox after the Cabinet meeting in respect of a question that could not be answered at the meeting.
6. The call-in form was submitted within the timescale, 5pm on 20th October, 2016.

Reasons for Call-In

7. The reasons for calling-in this decision are detailed in the call-in form attached. Please note that the signatures on the call-in form have been redacted as they would detail personal identifiable information.

Agreeing an Outcome

8. Overview and Scrutiny Procedure Rule 9 sets out four specific courses of action, which OSMC may take when considering a called-in decision. The Committee may: -
 - (i) Refer the decision back to the Executive for reconsideration in the light of the recommendations from the Committee.

This would require identifying any areas within the process or in respect of the decision, which could be improved, or submitting recommendations for alternative courses of action.

- (ii) Request that the decision(s) be deferred until Overview and Scrutiny Management Committee or Panels have considered relevant issues and made recommendations to the Executive.

OSMC may consider that the decision could be improved by further investigation of relevant issues to be conducted by the Committee or by the appropriate Overview and Scrutiny Panel. The Committee may wish to take account of any timescales, finance or other issues that are crucial to the decisions.

- (iii) Take no action in relation to the called-in decision(s) but consider whether issues arising from the call-in need to be added to the work programme of an existing or new Overview and Scrutiny Sub-Committee.

OSMC may consider that the call-in of this decision has identified issues which should be considered as part of its or one of the Overview and Scrutiny Panels' Work Plans. Consideration will need to be given to the potential impact this may have on OSMC or the relevant Panel in terms of delivering its agreed work plan. This may require a reprioritisation of issues in order to achieve this.

- (iv) If, but only if (having taken the advice of the Monitoring Officer and/or the Chief Finance Officer), the Committee determine that the decision is wholly or partly outside the Budget and Policy Framework refer the matter, with any recommendations, to the Council after following the procedure in Rule 8 of the Budget and Policy Framework Procedure Rules. Only in this case is there a continuing bar on implementing the decision.

9. The Monitoring Officer and Chief Finance Officer have considered the issue and advised that the decision is within the Council's Budget and Policy Framework.

OPTIONS CONSIDERED AND REASONS FOR RECOMMENDED OPTION

10. The recommended courses of action available to OSMC are detailed within the Council's Constitution Overview and Scrutiny Procedure Rule 9 and these are detailed at paragraphs 8 of this report.
11. The completion and submission of the appropriate form by at least four elected Members (not all from the same political group) means that OSMC must meet to consider the called-in decision.

IMPACT ON THE COUNCIL'S KEY OUTCOMES

	Outcomes	Implications
	<p>All people in Doncaster benefit from a thriving and resilient economy.</p> <ul style="list-style-type: none"> • <i>Mayoral Priority: Creating Jobs and Housing</i> • <i>Mayoral Priority: Be a strong voice for our veterans</i> • <i>Mayoral Priority: Protecting Doncaster's vital services</i> 	<p>The Overview and Scrutiny function has the potential to impact upon all of the council's key objectives by holding decision makers to account through call-in. This supports accountability within the Council's decision making arrangements thereby supporting strong governance and leadership.</p>
	<p>People live safe, healthy, active and independent lives.</p> <ul style="list-style-type: none"> • <i>Mayoral Priority: Safeguarding</i> 	

	<p>our Communities</p> <ul style="list-style-type: none"> • <i>Mayoral Priority: Bringing down the cost of living</i> 	
	<p>People in Doncaster benefit from a high quality built and natural environment.</p> <ul style="list-style-type: none"> • <i>Mayoral Priority: Creating Jobs and Housing</i> • <i>Mayoral Priority: Safeguarding our Communities</i> • <i>Mayoral Priority: Bringing down the cost of living</i> 	
	<p>All families thrive.</p> <ul style="list-style-type: none"> • <i>Mayoral Priority: Protecting Doncaster's vital services</i> 	
	<p>Council services are modern and value for money.</p>	
	<p>Working with our partners we will provide strong leadership and governance.</p>	

RISKS AND ASSUMPTIONS

12. There are no specific risks associated with this report. Specific risks relating to the called in decision are identified in paragraph 30 of the report attached at Appendix B.

LEGAL IMPLICATIONS

13. There are no specific legal implications associated with this report. The Legal implications associated with the decision are detailed in paragraph 31 of the report attached at Appendix B. Overview and Scrutiny Procedure Rule 9 within the Council's Constitution details the necessary steps involved in the Call In process.

FINANCIAL IMPLICATIONS

14. There are no specific financial implications associated with this report. Financial implications associated with the Cabinet decision are contained within paragraph 32 of the report attached at Appendix B.

TECHNOLOGY IMPLICATIONS

15. There are no specific technology implications associated with this report.

EQUALITY IMPLICATIONS

16. The Equality Implications in respect of this decision are set out at paragraph 35 of the report attached at Appendix B.

CONSULTATION

17. Consultation undertaken is set out in paragraph 36 of the report at Appendix B.

APPENDICES

Appendix A – Call in form;

Appendix B – Cabinet Report 4th October, 2016 (including Appendix A and B); and

Appendix C - Cabinet Decision Record Form (including questions and answers).

BACKGROUND PAPERS

The Council's Constitution

REPORT AUTHOR & CONTRIBUTORS

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Assistant Director of Legal and democratic Services

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APPENDIX A "CALL IN FORM"

OVERVIEW AND SCRUTINY CALL- IN FORM

To be completed by 4 Members, not all from the same political group or any 5 non-executive members of the Council. Members are requested to refer to the Overview and Scrutiny Call-In Protocol to assist with the completion of this form.

1. DECISION

Title: Disposal of Housing Revenue Account (H.R.A) Land at Goodison Boulevard, Lentley, and the acquisition of
Date Taken Goodison House and Plantation View.

5th October

Implementation Date:
21st October

Decision Maker: Cabinet

Implementer:

Peter Dale

Relevant O&S Body:

O's & S

REASONS FOR CALL-IN

An effective decision should be made in accordance with the following principles:

1. Has been taken in accordance with the Mayor's Scheme of Delegation.
2. Is consistent with the Council's Constitution.
3. Is consistent with the budget and policy framework.
4. Is consistent with the codes of conduct for Members and Employees.
5. Includes objectives and outcomes which are clear and defined.
6. Seeks to further the achievement of the Council's Strategic objectives (e.g. Borough strategy and Corporate Plan).
7. Seeks to promote equality and the elimination of unlawful discriminations.
8. Seeks to promote the economic, social and environmental well-being of the Borough.
9. Seeks to promote the reduction of crime and disorder.
10. Is rational, based on sound judgement, all relevant issues taken into account and all irrelevant issues disregarded. This includes consideration of any alternative options and any significant risks and assumptions.
11. Encourages openness and accountability through consultation and participation.
12. Takes account of and ensures ethical and financial probity and the good management of financial, human and physical resources.
13. Seeks to pursue lawful, proportionate and reasonable decision making taking into account all relevant factors and having regard to the European convention on human Rights.

1. PLEASE STATE BELOW YOUR REASON(S) FOR CALL IN

- i. Please clearly indicate which of the principle(s) (1-13 above) you believe has/have not been adhered to when taking this decision and explain **HOW** and **WHY** you believe this decision is inconsistent with any of the principles you have indicated.

Please see attached sheets

- ii. Please identify any adverse effects you believe are likely to arise from the decision being taken.

(Please complete on a separate sheet if necessary)

2. HAS THIS DECISION PREVIOUSLY BEEN CONSIDERED BY OVERVIEW AND SCRUTINY?

Yes No

If Yes please complete the following 3 questions:

- i. Why having already been considered by Overview and Scrutiny does this issue need to be reconsidered?
- ii. Are there any issues that were not taken account of during Overview and Scrutiny's initial consideration?
- iii. Are there any significant changes or revisions that have taken place since Overview and Scrutiny's initial consideration?

(please complete all 3 points)

3. HAVE YOU CONTACTED THE RELEVANT OFFICER(S) REGARDING YOUR CONCERNS OVER THIS DECISION?

Yes

Date 5th Sept

No

If no please explain why.

4. HAVE YOU CONTACTED THE RELEVANT EXECUTIVE MEMBER(S) REGARDING YOUR CONCERNS OVER THIS DECISION?

Yes

Date 4th Oct

No

If no please explain why.

5. HAVE YOU CONTACTED THE CHAIR OR VICE CHAIR OF OSMC/THE RELEVANT OVERVIEW AND SCRUTINY COMMITTEE IN RESPECT OF YOUR CONCERNS?

Yes

Date 17th Oct

Who: Mr John Moahey


No

If no please explain why.

6. SUGGESTING AN OUTCOME What action do you believe should be taken in respect of the called-in decision? (see section 14 of the Call In Protocol).

1. Defer the decision back to the Executive for reconsideration.
2. Request that the decision be deferred until the OSMC or the Panel has considered the relevant issues and made recommendations to the Executive.
3. Take no action in relation to the Called-In decision but consider whether issues arising from the Call-In need to be added to the Work Programme of any existing or new Overview and Scrutiny Standing Panel/OSMC.
4. If, but only if (having taking the advice of the Monitoring Officer and/or the Chief Finance Officer), the Committee determines that the decision is wholly or partly outside the Budget and Policy Framework refer the matter, with any recommendations, to the Council after following the procedure in Rule 8 of the Budget and Policy Framework Procedure Rules. Only in this case is there a continuing bar on implementing the decision.

7. CALL-IN SUPPORTED BY THE FOLLOWING (this should be signed by 4 Members not all from the same political group or any 5 Members – letters/emails of support may be attached to this form).

Name	Political Group	Signature
Cllr Clive Stone	UKIP	
Cllr June Cox	Conservative	
Cllr Steve Cox	"	
Cllr Nicola Allen	Conservative	

Signature of Councillor submitting the form



Date: 18/10/16

For Office Use only:

Call In Approved/Not Approved* (Delete as necessary)



Signed

(Monitoring Officer)

Date

19.10.16

1. The 2 sites will be handed back to the Council wherever the new home is so should not be used as part of the consideration. Point 12
2. The report presented to cabinet has not given any options for other sites to be used in recommendations. The only consideration was Goodison Boulevard. Point 13 and 10
3. The valuation of 2 acres of land at each site are:

Goodison Boulevard £ 692,307

Rossington £ 585,879

Net difference £106,482

Why is this value for money for Doncaster residents, losing an asset worth over £100,000 more.

The loss of potential revenue for DMBC by not developing Goodison Boulevard for housing has not been addressed within this report (i.e council Tax) . Point 12

4. The consultation process with the care homes has been weighted and biased towards Goodison boulevard as residents were not made aware of any other alternative i.e Rossington site. Point 11

5. The Rossington site is less open and therefore offers a better and safer site for a care home, the potential for antisocial is much greater in Goodison Boulevard. Has the health and wellbeing of some of Doncaster's most vulnerable residents been considered effectively? Who has been consulted i.e where is the report from the neighbourhood team/police. Point 9 and 11

6. The UDP/core strategy states that no more than 45% of land in open space should be developed.

Goodison Boulevard development = 77% of overall land

Rossington development = 31% of overall land

The Mayor stated that herself and the cabinet did not have specific information to hand regarding this but would provide a full response via planning. To date this has not been provided. Point 6 and 8

7. The Mayor and cabinet are confused and have been ill advised with the information they have used to make this decision. Below are 2 quotes from questions asked in cabinet, they would appear to contradict each other. Both quotes are relating to Rossington.

“However there are currently limited opportunities to realise the value and develop it for housing mainly due to a lack of road frontage and limited existing access”

“but would also enable the future development of mixed tenure housing in Rossington”

8. What would lead a private company to invest in a presumptive planning application to DMBC planning prior to cabinet approval of the land dispersal.
Point 10

9. Options considered: Option 1 “This is the preferred option” by whom?

**To the Mayor and Members of
CABINET**

**Disposal of Housing Revenue Account (HRA) Land at Goodison Boulevard,
Cantley, and the Acquisition of Gattison House and Plantation View.**

Relevant Cabinet Member(s)	Wards Affected	Key Decision
Councillor Jane Nightingale (Housing Portfolio Holder) Councillor Glyn Jones (Adults Portfolio Holder)	Finningley Rossington & Bawtry	Yes

EXECUTIVE SUMMARY

1. In September 2015, following a full EU procurement process, the Council completed the transfer (via long lease) of the seven residential care homes for older people to Runwood Care Homes.
2. In January 2016, Runwood approached the Council proposing to invest approximately £5m in the construction of a new, modern care home in Doncaster, to replace two of the existing homes. This was due to the take up of beds in both Gattison House and Plantation View being lower than predicted; and so placing them in a challenging financial position. The aim of the Runwood project is to deliver modern care facilities that are more attractive to residents, will meet care needs and expected accommodation standards in the future, and ensure the home is financially sustainable moving forward. Residents would be supported to relocate from the existing homes into the new care home.
3. In response a suitable site was identified at Goodison Blvd, Cantley to enable further consultation and consideration of the proposal to take place. The site is Housing Revenue Account (HRA) land, c.2.2 acres in size. **Appendix A – Goodison Blvd/Plantation Site Plan.**
4. Residents and resident's relatives at both Gattison and Plantation have expressed their strong support for this proposal. Additionally, results from the community consultation carried out as part of the planning process indicated approx. 2/3rds of residents in Cantley who responded were in favour of the Runwood proposal.

5. The Runwood proposal presents no cost to the Council and would deliver improvements in the quality of residential care accommodation in the area, when compared to the current offer at Gattison and Plantation. As such, it is proposed that Goodison Blvd is disposed via a long lease (125years) at a peppercorn rent (£1) to Runwood Homes, in line with the original transfer agreement lease terms; to enable the development of a new c.70 bed residential care home on the site. The Council own the freehold of Gattison and Plantation, as they were leased to Runwood when the Council transferred them in 2015. Once Gattison and Plantation are demolished and cleared, Runwood will surrender the old leases on Gattison and Plantation back to the Council.
6. Disposal of Goodison Blvd will open up the potential for two new housing development sites, Plantation View, and the more strategically significant, Gattison House. The clearance of Gattison House allows the creation of a larger combined development site when included with the DMBC owned land to the rear, which is more attractive to developers. The intended proposal for this larger site is a mixed tenure development of flexible older people's housing together with general needs accommodation, to help meet the varied needs of residents in Rossington. **Appendix B – Gattison/Larger site.**

EXEMPT REPORT

7. Not Exempt.

RECOMMENDATIONS

8. It is recommended that the Mayor and Cabinet:
 - i) Approve the disposal by long lease of land at Goodison Blvd to Runwood Homes as detailed in the body of this report,
 - ii) Approve the acquisition of Gattison House and Plantation View,
 - iii) Approve the granting of a development licence to Runwood Homes to enable them to progress the new development on land at Goodison Blvd,
 - iv) Approve the related surrender of the leases to the sites of Plantation View and Gattison House once the existing buildings have been demolished,
 - v) Approval to forego the final year of transitional payments for Gattison and Plantation,
 - vi) Approve the allocation of £30,000 Section 106 funding for the enhancement of the remaining 0.6acres of public open space at Goodison Blvd, and inclusion of the project into the Housing Capital Programme.

WHAT DOES THIS MEAN FOR THE CITIZENS OF DONCASTER?

9. Disposing of the land will facilitate the provision of a more cost effective, modern residential care home facility, which will provide suitable

accommodation with appropriate support and care for older people currently living in and around Cantley, Bessacarr and Rossington; as well as the wider area of Doncaster.

10. Good quality, modern accommodation designed to meet the needs and aspirations of older people is a key Mayoral priority.

BACKGROUND

11. As part of the original transfer arrangement in 2015, Runwood indicated their intentions to significantly invest in care home provision in Doncaster in the future. Runwood have pledged new investment into the homes and there are plans to improve the living environment via a modernisation programme over the five years (from 2015).

12. The Council was approached by Runwood in January 2016 with a request to consider a proposal that would allow them to initiate the design, planning and construction of a new care home in Doncaster. They had brought this proposal forward, as the take up of beds in both Gattison and Plantation has been lower than predicted by their business model. This has adversely affected their financial forecasts, placing them in a challenging financial position, should they continue to provide services within the current care homes.

13. The suggested new build proposal would offer a modern solution for senior living and would allow them to reduce their costs of the current seven homes (by reducing the number of homes to six). Runwood's proposal is to construct a new c.70 bed care home; c.£5m build cost. Once built the intention would be to close and relocate two of the existing care homes, supporting those residents affected to move to the new facility. In doing this Runwood indicated they would prefer a new site in order to enable the construction to take place, while the residents continued to be cared for in their current residence. Extensive consultation has been undertaken by Runwood resulting the residents and residents relatives at both Gattison and Plantation expressing their strong support for the proposal. Similarly, results from the community consultation carried out as part of the planning process indicated approx. 2/3rds of residents in Cantley who responded were in favour of the Runwood proposal.

14. From the Council's perspective the care of residents is paramount, so assurance of consultation with both residents and their families and their support to this proposal was required before further consideration could be given. Evidence of consultation events at both homes affected, demonstrated significant support from residents and families to the proposal. Runwood have assured the Council that all planned moves of residents will be undertaken in a safe, caring and sensitive manner and allowing sufficient time to ensure that undue pressure is not placed on residents or their family. The closures and relocation would be undertaken in line with national best practice and guidance in line with the Doncaster Adult Care Protocol "Moving Residents Safely when a Care Home Closes".

15. In response the Council indicated their willingness to consider the proposal and subsequently worked with Runwood to understand their requirements for the site and consider the alternative options that may be available. A suitable site was identified close to Planation View, Cantley, that would accommodate the new build (Goodison Blvd site). The new development will provide c.70 units of new accommodation, designed specifically to meet the needs of older people including those with dementia.
16. Subject to this approval and Planning approval it is anticipated that the development will commence late January 2017 allowing for a 12month build programme to complete approx. January 2018. Runwood are to hand back both Gattison and Plantation as cleared sites, of which demolition and clearance costs will be borne by Runwood. The cost to Runwood Homes in demolishing the existing buildings on the two sites in Cantley and Rossington has been incorporated into the overall assessment of value.
17. The Council's seven residential care homes were transferred to Runwood Homes on the 1st September 2015, on a 125yr lease on a peppercorn rent basis, with transitional funding paid by the Council for three years totalling £1.862m. The re-acquisition of Gattison and Plantation is approximately two years into the three year transition period. The final year of transition funding for both Gattison and Plantation equals £37,000.
18. Upon completion of the new care home on Goodison Blvd and successful registration with the Care Quality Commission (CQC), Runwood will surrender the old leases on Plantation and Gattison and receive a new lease agreement for Goodison Blvd, in line with the original transfer agreement lease terms.
19. Land valuations carried out by DMBC Assets and Property are as follows:
 - Goodison Blvd - **£900,000** (2.6acre site), however Runwood have expressed that they only want to use 2acres of the available 2.6acres so therefore on a pro-rata basis the value is **£692,000**.
 - Plantation and Gattison (combined) - **£870,000**Independent verification of these valuations have been received from the District Valuer.
20. Individually, Plantation is valued at £425,000, and Gattison £445,000. These are cleared site values. As stated in Para.16, Runwood Homes are to undertake demolition at their own cost.
21. It is anticipated upon completion of this project and the terms of the land transfer would see the two cleared sites being returned to the Council for consideration as to their future use (Housing delivery). The combined larger site of Gattison, incorporating General Fund and Education land totals approx. 8.64acres with an approx. value of **£2,531,000**. This site has the potential capacity for approx. 150-200units (estimated).
22. The intended proposal for the larger site is a mixed tenure development of flexible older peoples housing together with general needs accommodation. From a commercial perspective opening up the land to the rear of Gattison, whilst potentially large enough for a development of a new facility, could only be developed on the rear land area. In doing so would prevent a road

frontage position, which is advised as essential for presenting an attractive location for residents. Without a road frontage any new development would be commercially less attractive, which would subsequently impact upon viability. Currently it is proposed that the site at Plantation is to be used for housing development.

23. Runwood intends to use 2 acres of the available 2.6 acre site at Goodison Blvd for the new development. The remaining 0.6 acre is to remain as open space and will be enhanced, via planting, new pathway (designed and procured by the Council). To facilitate this open space enhancement, approx. £30k s.106 is proposed to be used. Ownership of the open space would remain within the HRA.
24. Runwood will require further approval from the Council to demolish Plantation and Gattison.

OPTIONS CONSIDERED

25. **Option 1 – Dispose of Goodison Blvd via long lease to Runwood Homes.**

This is the preferred option, which will offer residents of Doncaster requiring residential care, purpose built accommodation, and an improved quality of life. New developments are more cost effective than older traditional style residential accommodation

Option 2 – Develop the Site via the Housing Delivery Model.

Utilising this process would more than likely result in the land at Goodison Blvd being sold to a private housing developer. The disposal of the site via long lease would result in the loss of a £900k capital receipt, which could be utilised to fund the construction of nine new council house dwellings

Option 3 – Do Nothing.

Not supporting this project would result in the Council providing out of date, poor quality residential care accommodation, which would fail in meeting the future needs of older people.

REASONS FOR RECOMMENDED OPTION

26. The current care homes do not offer the quality of environment that is found in modern care homes, nor would they meet the changing demand in the future. To meet the future needs and aspirations of older people, many with complex care requirements, they would require significant investment if retained.
27. Runwood will still be providing what the Council originally tendered for – just a different model of delivery (2 homes into 1). The wider benefit to the proposed arrangement of leasing Goodison Blvd in exchange for the leases on Gattison and Plantation will be the Council's ability to deliver a more comprehensive housing scheme on land to the rear of Gattison.

28. The value to the Council from the opening up of the wider site is significantly better value than keeping Plantation and Gattison in situ, i.e. opening up a potential c.£2.5m value site for future housing development. This will ultimately benefit the residents of Rossington and the surrounding areas in terms of the provision of new housing availability and choice.

IMPACT ON THE COUNCIL'S KEY OUTCOMES

29.

	Outcomes	Implications
	<p>All people in Doncaster benefit from a thriving and resilient economy.</p> <ul style="list-style-type: none"> • <i>Mayoral Priority: Creating Jobs and Housing</i> • <i>Mayoral Priority: Be a strong voice for our veterans</i> • <i>Mayoral Priority: Protecting Doncaster's vital services</i> 	<p>A new care home will provide modern, cost effective, accommodation using modern design and construction techniques/ materials.</p> <p>Will enable people to remain independent and continue to live in their home as long as possible, with support where necessary.</p>
	<p>People live safe, healthy, active and independent lives.</p> <ul style="list-style-type: none"> • <i>Mayoral Priority: Safeguarding our Communities</i> • <i>Mayoral Priority: Bringing down the cost of living</i> 	<p>Doncaster Council has a duty to make sure that older people and others with adult social care needs are able to access the services they require to help them continue to live full, satisfying and independent lives.</p>
	<p>People in Doncaster benefit from a high quality built and natural environment.</p> <ul style="list-style-type: none"> • <i>Mayoral Priority: Creating Jobs and Housing</i> • <i>Mayoral Priority: Safeguarding our Communities</i> • <i>Mayoral Priority: Bringing down the cost of living</i> 	<p>Construction process will provide jobs and will benefit local trades and suppliers. Local business will benefit from the new development.</p> <p>Cost effective accommodation thus reducing household bills other living costs.</p> <p>Safe and secure accommodation utilising secure by design principles.</p>
	<p>All families thrive.</p> <ul style="list-style-type: none"> • <i>Mayoral Priority: Protecting Doncaster's vital services</i> 	<p>Provision of residential care, a choice some residents prefer.</p>
	<p>Council services are modern and value for money.</p>	<p>Modern older peoples accommodation support older people to live more independent lives. New developments are more cost effective than older traditional style residential accommodation.</p>

	Working with our partners we will provide strong leadership and governance.	The preferred option is the preferred one for all stakeholders.
--	-----------------------------------------------------------------------------	-----------------------------------------------------------------

RISKS AND ASSUMPTIONS

30. Aside from the usual development risks, if left unused, the site at Goodison Blvd will continue to require regular maintenance and could potentially attract periodic anti-social behavior; causing a nuisance to the surrounding residents, which in turn would increase costs to St Leger Homes (SLHD) maintenance programme.

LEGAL IMPLICATIONS

31. Under s.123 of the Local Government Act 1972 the Secretary of State's consent is required for the disposal of land for less than the best consideration reasonably obtainable. Under Circular 06/03 the Secretary of State has given their consent to the disposal of non-housing/HRA land by local authorities for less than the best consideration reasonably obtainable provided that
- (i) The difference between the consideration being received and full open market value does not exceed £2 Million,

And

- (ii) The Council is satisfied that the purpose of the disposal will contribute to the promotion or improvement of the economic, environmental or social well-being of the area.

If the land is currently used for the purposes of public recreation and therefore classed as open space for the purposes of s.123 of the Local Government Act 1972 then before it could be sold or leased the Council would be obliged by s.123 to place notification of the proposed disposal in two consecutive editions of a local newspaper and to consider any objections or comments received within 21 days of the date of first publication of the notification.

The Business Transfer Agreements made between Doncaster Borough Council and Runwood Homes Limited and dated 27 March 2015 incorporated terms that Runwood would continue to run the care homes for a period of not less than 3 years from the date of the agreement. These agreements will need to be varied to allow the early termination of the provision at Gattison House and Plantation View on the condition that Runwood provide the same services at the new building.

The Council has granted 125 year leases of both Gattison House and Plantation view to Runwood Homes. An agreement will need to be drafted to allow for the leases of these premises to be surrendered once the new building is complete, the residents transferred and the old buildings demolished.

In respect of the new site there will need to be an agreement of lease placing an obligation on Runwood to build the new care home and once complete to take a new lease of the premises

FINANCIAL IMPLICATIONS

32. S106 / Public Open Space

Planning reference 05/01558/FULM relating to a development off Goodison Boulevard has an uncommitted s106 balance of £30k specifically for the purpose of enhancing public open space on the site in question. This money is time limited and should have been spent by 2010/11 financial year, so is therefore at risk of claw-back by the developer (the delay in use arises from the ring-fencing to an HRA site which has led to difficulties in identifying an appropriate use). To date no developer has initiated claw back on any overdue s106 monies so the risk of this happening is low. However, should a claw back event occur the Council may be required to find replacement funding if it is not possible to withdraw from any commitments made from those monies. The enhancement of the open space is not expected to take place until October 2017 so there is still some time before the money will be drawn down and spent. The total unspent balance of monies on this s106 agreement is currently £63k with £33k committed to another project; if this proposal is approved then all the remaining monies will be formally committed.

The open space project will be capital in nature, so if this report is approved the scheme will be added as a budget to the Housing element of the Council's capital programme. Once the detailed scheme has been developed an ODR will be required to draw down that budget. The value must be contained within the £30k unless other funds are identified.

The resulting open space will incur an annual maintenance cost, the value of which is unknown at this time but not expected to be significant. Any such costs will be met from the HRA.

Asset Disposal

There will be no material impact to asset values from the part disposal of Goodison Boulevard and acquisition of Plantation and Gattison.

Goodison is not currently on the Council's asset register so will need to be revalued this year. This will create a revaluation reserve which will mean there is no charge to revenue when it is disposed of.

Any potential capital receipts that could be generated from the sale of Goodison would be foregone, current value is stated at £900k earlier in the report. Goodison is not currently included within the disposal programme so the loss of this capital receipt would not impact upon current capital projects but would impact upon future projects.

Capital Programme

The acquisition of the two sites at Gattison House and Plantation view be added to the Regeneration and Environment Capital Programme.

Adults Health and Wellbeing

Doncaster's seven Residential Care Homes for Older People were transferred from Doncaster Council to Runwood Homes on the 1st September, 2015 on a 125 year lease on a peppercorn rent basis, with transition funding paid by the Council for 3 years totaling £1.862m.

Transition funding of £1.862m was paid in respect of seven homes for the three year period, September 2015 to September 2018. The re-acquisition of the two sites at Gattison House and Planation View will be approximately two years into this transition period, with transition funding in the final year on these two homes £0.037m. The repayment will be waived as part of the overall settlement, and funding applied to the new care home on the Goodison Boulevard site.

HUMAN RESOURCES IMPLICATIONS

33. There are no direct HR implications in relation to this report and its proposals, provided Runwood continue to deliver the agreement that the Council originally tendered for.

TECHNOLOGY IMPLICATIONS

34. None.

EQUALITY IMPLICATIONS

35. The Public Sector Equality Duty (PSED) Due Regard Statement was created by the Equality Act 2010. The duty came into force in April 2011 and places a duty on public bodies and others carrying out public functions. The aim of the PSED is to embed equality considerations into the day to day work of public authorities, so that they tackle discrimination and inequality and contribute to making society fairer. 'Due regard' is a legal term that requires proportionality and relevance. The weight given to the general duty will depend on how that area of work affects discrimination, equality of opportunity and good relations.

All housing developments supported by DMBC will be accessible depending on individual need. Such assessments will not discriminate against any applicant in any way and particularly due to any of the protected characteristics of the Equality Act 2010.

All DMBC partners must maintain a commitment to The Act.

CONSULTATION

36. Consultation has been undertaken with Elected Members, Housing Portfolio Holder, Adult and Communities, DMBC Assets and Property, residents of Gattison House and Plantation View, and residents in Cantley.

BACKGROUND PAPERS

37. None

REPORT AUTHOR & CONTRIBUTORS

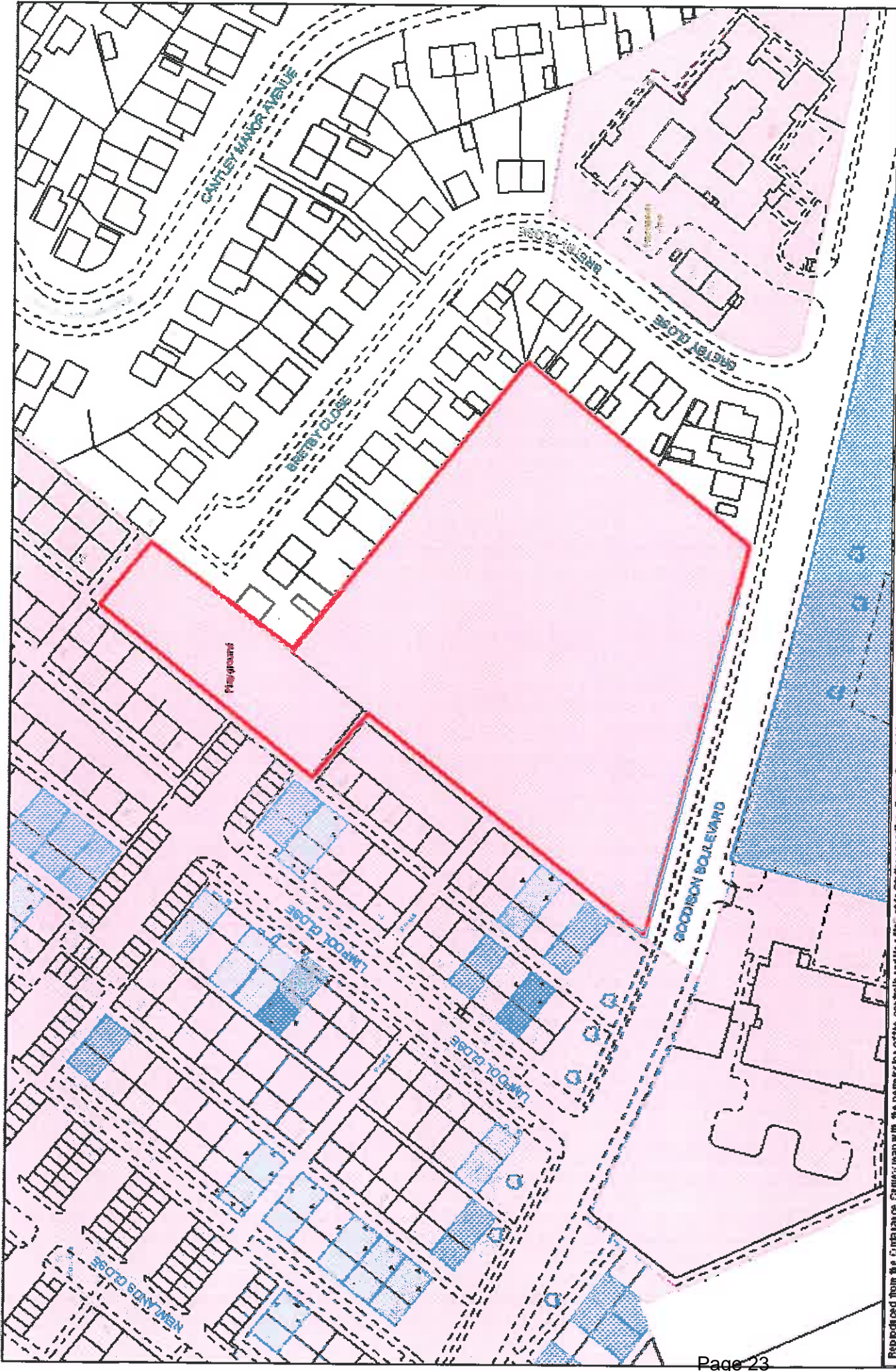
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Cantley, Goodison Boulevard Land B



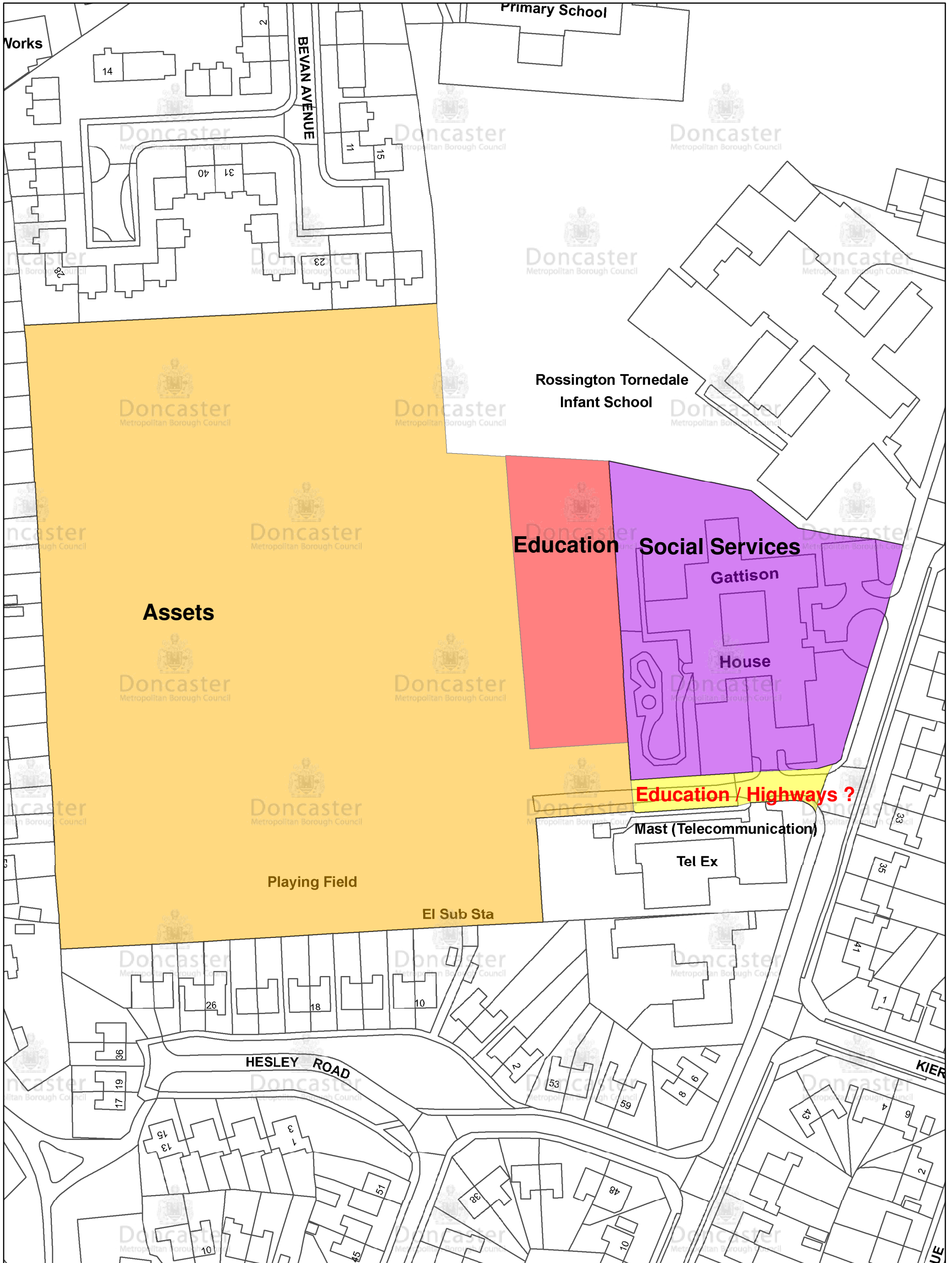
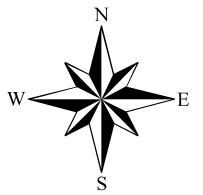
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Ownership plan



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EXECUTIVE FUNCTIONS DECISION RECORD

The following decisions were taken on Tuesday, 4th October, 2016 by Cabinet.

Date notified to all Members: Tuesday, 11th October, 2016

The end of the call in period is 5.00 p.m. on Thursday, 20th October, 2016 and therefore, the decisions can be implemented on Friday, 21st October, 2016.

Present:

Chair - Mayor Ros Jones (Mayor of Doncaster with responsibility for Budget and Policy Framework)

Vice-Chair - Councillor Glyn Jones (Deputy Mayor and Portfolio holder for Adult Social Care and Equalities)

Cabinet Member for:

Councillor Joe Blackham	Regeneration and Transportation
Councillor Tony Corden	Customer, Corporate and Trading Services
Councillor Nuala Fennelly	Children, Young People and Schools
Councillor Pat Knight	Public Health and Wellbeing
Councillor Chris McGuinness	Communities, the Voluntary Sector and Environment
Councillor Bill Mordue	Business, Skills, Tourism and Culture
Councillor Jane Nightingale	Housing

PUBLIC MEETING – SCHEDULE OF DECISIONS

Public Questions and Statements

Councillor Jane Cox asked the Mayor, Ros Jones, the following question:-

“I think we need a clear comparison of land value between the sites in Cantley compared to Rossington. The figures in items 19 and 21 are unclear and it would seem that we are handing over an asset worth £100,000 more to a private company. Can you provide a clear comparison of the site values? Why is Doncaster Council handing over a valuable asset when there are other options?”

The Mayor gave the following response:-

“Thank you for your question Cllr Cox.

As the Cabinet report states, the land at Plantation View and Gattison House is currently valued at £870,000.

Under this proposal, Runwood Homes will return that land - worth £870,000 - to the Council, in exchange for a new lease on a site of a similar size at Goodison Boulevard, which is valued at £692,000.

This will enable the company to develop a new residential care home that meets modern standards, without residents having to move until the new home has been built. In addition, a further 0.6 acres of public open space at Goodison Boulevard - worth £208,000 - will remain in the Council ownership as public open space. It will be enhanced using £30,000 of Section 106 money, which is specifically for use on the site at Goodison Boulevard.

Finally, the site to the rear of Gattison House is valued at just over £2.5m. However, there are currently limited opportunities to realise this value and develop it for housing, mainly due to a lack of road frontage and limited existing access.

The valuation figures for each of the assets have been independently scrutinised by the District Valuer. The District Valuer has confirmed that these assessments are appropriate and reflect current values.

I believe this clearly demonstrates that the Council is not 'handing over' a valuable asset. Rather, it is swapping one asset for another, to enable the development of a new modern care home for elderly residents in Doncaster and help to meet future housing needs in Rossington."

Councillor Jane Cox asked the following supplementary question:-

"Nobody has a problem with a care home being built. It is the right thing for us to do. Simply, how can land in Cantley be valued as the same as land in Rossington?"

The Mayor, Ros Jones, gave the following response:-

"I will reiterate, the land has been valued not only by our valuers, but it has been checked independently by the District Valuer, who are an independent organisation. Thank you for your question Councillor Cox. "

Councillor Nick Allen asked the Mayor, Ros Jones, the following question:-

"What costs have been incurred by St Leger Homes regarding the maintenance of the site at Goodison Boulevard? Why isn't this site included on the Council's asset register (paragraph 32) and what impact does this have on the Council's relationship with Runwood Homes?"

The Mayor gave the following response:-

"Thank you for your question. St Leger Homes advise that the current maintenance costs associated with Goodison Boulevard are £452 per annum.

The Assets and Property department are undertaking an ongoing project to convert paper records of the Council's land and building ownership into a digital format Asset Register. This is a large task and the land in question does not yet appear on the digital register. However, this has no bearing on the Runwood Homes proposal or the Council's relationship with Runwood Homes. The actual current maintenance costs associated with Goodison Boulevard are £452 per annum."

Councillor Nick Allen asked the following supplementary question:-

“How much time will it take to complete?”

The Mayor, Ros Jones, gave the following response:-

“I will refer this question to Dave Stimpson to provide a response. I believe that there is still a number of years until all differing strips of land have been transferred onto the database“.

Dave Stimpson provided the following response. “The position at the moment is approximately 2 years. We are trying to reduce this as much as we can by prioritising assets based on their scale over the next 2 years.”

Councillor Steve Cox asked the Mayor, Ros Jones, the following question:-

“We are not opposed to the provision for quality elderly care in our wards. The confusion we all have is how we have ended up in a position where we are handing over valuable land to a private company. We have a care provider in Woodlands that bought Redhouse Garage and developed their own care home. Why are other providers treated differently and why are we handing over public money to Runwood homes?”

The Mayor gave the following response:-

“Thank you for your question. As you are aware, a thorough competitive procurement process was undertaken, which resulted in seven former Council care homes being transferred to Runwood Homes.

To be clear, the Council is not proposing handing over public money to Runwood Homes. It is proposed that the Council leases land worth £692,000 to Runwood Homes, in exchange for the return of land worth £870,000.

Not only would this facilitate a new, modern care home in Cantley, but it would also help to enable the future development of mixed tenure housing in Rossington”.

Councillor Steve Cox asked the following supplementary question:-

“Within your Unitary Development Plan and Core Strategy for elderly residential homes, it states that only 42% of the land mass should be used for residential homes. Within that land mass, there is obviously over 42% going to be used for the new care home. Can you explain why it’s ignoring your own Strategy and Unitary Development Plan?”

The Mayor, Ros Jones, gave the following response:-

“As you are aware, the Unitary Development Plan is being revised, as we all know with the local plan. Further than that I have not got that specific information to hand, but I can provide you with a full response from Planning, and will ensure that this information is made available to the other Members who have asked questions on this issue. Can I ask Officers to ensure that this is done? Thank you”.

Councillor Richard Alan Jones asked the Mayor, Ros Jones, the following question:-

“On the information given within the report that Gattison has a strategic significance due to its future potential, why are values considered to be neutral? The report does not provide

alternative options of potential to assess whether the decision would be Value for money, why not? Using 106 monies, forgoing repayment of transitional funds is not cost neutral £600K and a loss £900K on capital receipts, this again does not appear cost neutral? Why should this community's monies be used to benefit the developers? I am sure the local Community centre would put this to good use rather than enhance the developer prospect. Again officers not consulting with ward members."

The Mayor gave the following response:-

"Thank you for your question. I believe much of this information has been covered in my previous answers.

The valuation figures for each of the assets have been independently scrutinised by the District Valuer, who confirmed that the assessments are appropriate and reflect current values.

Based on these values, the Council would be releasing land valued at £692,000, but would be acquiring land valued at £870,000, which would be a net increase of £178,000.

As the Cabinet report notes, there is currently an uncommitted s106 balance of £30,000, specifically for enhancing public open space on the site in question. That land will remain as public open space and investment in it will be for the benefit of the local community, not the developer. To be clear, Section 106 money cannot simply be given to the local Community Centre to spend as it sees fit. It is quite specific in the 106 agreement."

Councillor Richard Alan Jones asked the following supplementary question:-

"First of all, you have not answered my question whether it's value for money within the report, that's quite clear. In your response to Councillor Cox, you indicated that there was limited access and in the report there is limited access. This photograph shows that there is no limited access to that site at Gattison. This evolved around officers who have presented us with information, which is totally untrue, and that's why we are sat here today because we have been mis-led. You talk about openness and accountability within the Council, but it's just not there."

The Mayor, Ros Jones, gave the following response:-

"Councillor Jones you are always given the opportunity to come along and ask questions. We all see the same information and the information that we have been given. The access to the site, to make it a good proposal, is to take a road down the middle, with a further asset. If you look at the figures, value for money is demonstrated in the amounts of monies that the land is valued at, the land that is coming back, to the value of the land that is going, and, therefore, that's where you determine what value for money is. The development will be done by others, not the authority. It is up to Runwood Homes to put forward their proposals to Planning, who will make the relevant decision, and we can show an independent valuation has been done by a District Valuer, that the figures there are correct. Thank you for your question."

Councillor Clive Stone asked the Mayor, Ros Jones, the following question:-

"Data Quality Statement states:-

'To receive good quality data that is essential to ensure that the Council can maximise capacity, intelligence, and performance, supporting services and the people it serves. The impact of future delivery of services is based on information from many different sources and good quality intelligence to inform decision making.' E.g. value for money, land values per acre of each site, and a proper and transparent consultation process. To what extent has the data in the Runwood report been tested / validated or examined, before being used in the decision making process? We feel that this requires further scrutiny before we make such an important decision.'

The Mayor gave the following response:-

"Thank you for your question. I am reporting what I have said previously.

The valuation of the land was carried out by a qualified valuer. Additionally, the valuation figures for each of the assets have been independently scrutinised by the District Valuer, who confirmed that the assessments are appropriate and reflect current values.

In February 2016, following initial discussions with the Council regarding their proposal, Runwood conducted consultation at both homes. They provided some background to their plans, financial position and options for delivering a solution. The feedback reported to the Council was overwhelming support for the proposals and to help understand the impact on those residents living at each home, pre and post September 2015 (the date of handover), Runwood provided a summary of the individual comments made.

In preparing their planning application, Runwood have subsequently undertaken a wider public consultation on the proposed use of the new site with local residents in Cantley, with the majority of residents who responded being in favour of the proposal. The outcome of this consultation will be considered as part of the planning process.

Officers have also confirmed that no care home resident, or member of the public, has contacted the Council to raise any concerns about either the proposal, or the consultation. Thank you for your question."

Councillor Clive Stone asked the following supplementary question:-

"In the spirit of the consultation, 12 months ago, Councillor Cooke and myself were consulted on the development of the land to the rear of Gattison. 12 months hence from there and the proposals we have now got differ to the proposals that we were originally consulted on. It begs the question with regard to Runwood Homes whether it is a case of the 'tail wagging the dog'. Do we have to accept just one valuation, and is one valuation enough. Can you not accept more than one valuation?"

The Mayor, Ros Jones, gave the following response:-

"The person that did the valuation is a qualified Valuer, and there was a second valuation by the District Valuer. You would certainly not go around the houses if a District Valuer verifies those figures. You can be assured that that's what they would advise us on the market value, so we have got 2 valuations there. As far as the proposals are concerned, it's about releasing the whole of the Gattison site, which will make it a better proposal for people living in a mixed use development."

Simon Wiles, Director of Finance and Corporate Services who was present at the meeting gave an opinion from a financial perspective, in terms of the benefits to the Council and communities. He explained that currently the Council owned the site at Goodison Boulevard, but didn't own the other two sites, Gattison House and Plantation View, because they had been included as part of the sale to Runwood Homes, when the homes were sold on. The Council are giving away the land to a value of £692k and were acquiring the other two pieces of land to build on. The benefits would be that the residents were getting a better quality care home from the current ones, and the Council would get two sites for development. One site would be enhanced because they were near to other Council and education sites, which would provide the opportunity to do something better, gives better access, therefore, felt that this was a good solution all round, which Officers believed was the right option for the Council.

Councillor John Cooke asked the Mayor, Ros Jones, the following question:-

“Several years ago, I was in conversation with a sitting DMBC Councillor, who stated categorically that Gattison House would be demolished and the area developed for new housing. This was even before the council had decided to award Runwood the contract. This begs the question, how long ago was this plan formulated and was it offered as a sweetener to interested companies in pre-contractual communication? Also, Gattison was never really considered as an option for the new residential home, although a better site, instead new private housing is encouraged, impacting 300+ more vehicles onto this lane. No traffic Impact assessment. Why?”

The Mayor gave the following response:-

“Thank you for your question. Neither I, nor officers, are aware of the alleged previous proposal in relation to Gattison House to which you refer.

To be clear, the current proposal came as a result of an approach by Runwood Homes to the Council. The land did not form any part of any discussion prior to this, and I am not sure why Cllr Cooke has chosen this forum to put forward such rumours. There appears to be no evidence to back up his inference, other than an unsubstantiated conversation he allegedly had with an unnamed Councillor some years ago.

The potential to use land to the rear of Gattison House, as a location for a replacement residential care home, has been considered. There would, however, have been up-front costs associated with construction of the road and, more importantly, it is likely that development of the wider site would take approximately 5 years to complete. Runwood Homes stated that to have residents in a new home, effectively on a building site for 5 years, would not work commercially, and it would certainly not be ideal for care home residents. I certainly would not want members of my family on a building site for 5 years.

In terms of the future development of the site, as you know, this would require planning permission. A traffic impact assessment, along with other assessments, would be undertaken and considered as part of the planning process, which is also open to contributions from local residents and Councillors.”

Councillor John Cooke asked the following supplementary question:-

“I don't like the idea that it was alleged, because it is factual. It was a member from your party, who is not here today to take part in that conversation, and has taken that approach.

You questioned the people in Cantley regarding the care home, but you did not question the people in Rossington around Gattison Lane, which is a very busy road, especially at school times, what the impact this will have on their lives, and with the added number of vehicles using this area, which is a very narrow road. I believe it is unsuitable and unacceptable.”

The Mayor, Ros Jones, gave the following response:-

“Thank you for your statement Councillor Cooke, but I will reiterate, if you have someone who will substantiate what you are saying, please make officers aware. This is a planning application, and once the planning application is received, there is always consultation around that. As you know, I have nothing to do with planning matters, and would reiterate that all impact assessments are done once planning has been submitted, but thank you for your question Councillor Cooke.”

The Decision Records dated 20th September, 2016 (previously circulated), were noted.

DECISION 1

1. AGENDA ITEM NUMBER AND TITLE

6. Disposal of Housing Revenue Account (HRA) Land at Goodison Boulevard, Cantley, and the Acquisition of Gattison House and Plantation View.

2. DECISION TAKEN

Cabinet:-

- (1) approved the disposal by long lease of land at Goodison Boulevard to Runwood Homes as detailed in the body of this report;
- (2) approved the acquisition of Gattison House and Plantation View;
- (3) approved the granting of a development licence to Runwood Homes to enable them to progress the new development on land at Goodison Boulevard;
- (4) approved the related surrender of the leases to the sites of Plantation View and Gattison House once the existing buildings have been demolished;
- (5) approved to forego the final year of transitional payments for Gattison and Plantation; and
- (6) approved the allocation of £30,000 Section 106 funding for the enhancement of the remaining 0.6 acres of public open space at Goodison Boulevard, and inclusion of the project into the Housing Capital Programme.

3. REASON FOR DECISION

Cabinet considered a report presented by Councillor Jane Nightingale, Cabinet Member for Housing.

In January 2016, Runwood Homes approached the Council proposing to invest approximately £5m in the construction of a new, modern care home in Doncaster. The new home would provide modern, purpose built accommodation, with en-suite facilities, enabling care in an attractive environment, meeting the current and future needs and aspirations of residents and their families.

It was proposed that the new care home would replace two existing homes; Gattison House in Rossington, and Plantation View in Cantley, where the take up of beds had been lower than expected, and thereby had placed Runwood Homes in a challenging financial position.

A Council owned site was identified at Goodison Boulevard, Cantley as being suitable for the development of the purpose built new home. Residents of Gattison House and Plantation View, and their relatives, were consulted, who expressed their strong support to the proposals, and would be supported to move once the new home was completed.

Community consultation in Cantley had been carried out as part of the planning process, and had indicated approximately two thirds of those who responded were in favour of the Runwood Homes proposal. The proposal presented no capital cost to the Council.

Future residents would have better, modern, en-suite accommodation than the outdated accommodation currently provided. The new development would provide c70 units of accommodation, designed specifically to meet the needs of older people, including those with dementia.

Land at Gattison House and Plantation View would be returned to the Council as cleared sites. The intended proposal for the larger Rossington site was for a mixed tenure development of flexible older person's housing, together with general needs accommodation, and discussion would also take place with the adjacent school regarding land and access.

It was proposed that the site at Plantation View was to be developed for new housing.

The Mayor and Cabinet supported the proposals, which would facilitate the provision of a more cost effective, modern residential care facility, and would provide suitable accommodation with appropriate support and care for elderly people currently living in Cantley, Bessacarr and Rossington, as well as the wider areas of Doncaster. The proposals would provide good quality, modern accommodation, designed to meet the needs and aspirations of people, which was one of the Mayor's priorities, which she was pleased to bring forward.

Councillor Nuala Fennelly, Cabinet Member for Children, Young People and Schools welcomed the proposals, which she felt would help safeguard children at the infant school, as currently children had to gain access to the playground via the main entrance to the school.

4. ALTERNATIVES CONSIDERED AND REJECTED

Option 2 – Develop the Site via the Housing Delivery Model.

Utilising this process would more than likely result in the land at Goodison Boulevard being sold to a private housing developer. The disposal of the site via long lease would result in the loss of a £900k capital receipt, which could be utilised to fund the construction of nine new council house dwellings.

Option 3 – Do Nothing.

Not supporting this project would result in the Council providing out of date, poor quality residential care accommodation, which would fail in meeting the future needs of older people.

5. DECLARATIONS OF INTEREST AND DISPENSATIONS

There were no declarations.

6. IF EXEMPT, REASON FOR EXEMPTION

Not Exempt

7. DIRECTOR RESPONSIBLE FOR IMPLEMENTATION

Peter Dale, Director of Regeneration and Environment.

Signed.....Chair/Decision Maker

Mayor Jones email response to a supplementary question to Councillor Steve Cox

Date: 19th October, 2016

Dear Steve

Further to your supplementary question at Cabinet on 4th October 2016 regarding the UDP, I am now in a position to respond to you.

The policy you referred to was Policy Reference PH14 within the UDP, which related to Residential and Nursing Homes. I can confirm that this Policy is no longer saved. When the Core Strategy was formally adopted in May 2012, UDP Policy PH14 was replaced by Core Strategy Policy 12: Housing Mix and Affordable Housing.

Policy 12 Section C states:

Proposals for sheltered accommodation and other specialist need accommodation will be supported where they are:

1. Consistent and commensurate with identified need;
2. On sites suitable for other housing; and
3. Have good access to local services by means other than the car.

I trust you find this information helpful, and can see that the proposal for a new residential care home on the land at Goodison Boulevard is in line with current Policy.

Kind Regards