

**ADULTS AND HEALTH SELECT COMMITTEE  
7 AUGUST 2020  
CALL-IN: DECISION ON THE CHANGE OF  
ROUTE TO MARKET FOR TWO EXTRA CARE  
HOUSING SITES**



**Purpose of report:** The Select Committee has called in the Cabinet decision regarding the change of route to market for two Extra Care Housing sites

**Introduction:**

1. On 21 July 2020, Cabinet took the decision to make changes to the route to market for two Extra Care Housing sites at the former Brockhurst Care Home and former Pinehurst Resource Centre. These proposals were subject to pre-decision scrutiny by the Select Committee on 14 July 2020.
2. Following concerns raised, three members of the Select Committee decided to call-in the decision for reconsideration. The call-in form received by Democratic Services on 28 July 2020 is attached as Annex 7.

**Background**

3. Decision text:

**RESOLVED:**

1. That the recommended approach (Option 1) for the delivery of Extra Care Housing at the former Brockhurst Care Home and former Pinehurst Resource Centre sites be approved. The approach recommended is to tender for a development and housing management strategic partner(s) for Extra Care Housing schemes on Council owned land on a design, build, finance and operate (DBFO) basis with up to a 125-year lease.
2. That grants approval to procure in order to enable a full tender process to identify an Extra Care Housing development and housing management strategic partner(s) for the former Brockhurst Care Home and former Pinehurst Resource Centre sites set out in this paper be approved.
3. Work to review the feasibility of further sites owned by the Council for the development of Extra Care Housing be approved.

**Reasons for decisions**

The development of Extra Care Housing on the two sites set out in this paper will represent a substantial contribution towards the Council's strategic objective to expand affordable Extra Care Housing provision by 2030.

The development of Extra Care Housing through this delivery model is in line with previous decisions made by Cabinet. In October 2019 Cabinet agreed to identify a strategic partner for the development and housing management of Extra Care Housing at the former Pond Meadow School site through a tender process.

This is consistent with our ASC vision for development of Extra Care Housing, which has been clearly communicated through market and stakeholder engagement.

Through developing Extra Care Housing via this delivery model, the Council will have evidence and experience with which to benchmark future developments against and make informed decisions regarding future sites and approaches.

The Council received positive feedback following its market engagement on the tender for Extra Care Housing at the former Pond Meadow School site. In their feedback, a number of providers sought clarification on whether further sites will be offered to the market through a tender.

A tender will be published in the Summer 2020 for an Extra Care Housing development and housing management strategic partner at the former Pond Meadow School site. This process will provide the Council with learning and a template to inform any future tenders for further Extra Care Housing schemes.

The financial case that underpins the recommended delivery model for these sites is set out in the Part 2 paper.

4. The following documents in relation to the decision made on 21 July 2020 are attached:
  - **Annex 1** – Part 1 report considered by Cabinet on 21 July 2020
  - **Annex 2** – Annex 1 to the Part 1 report considered by Cabinet on 21 July 2020 (The Key Principles of Extra Care Housing)
  - **Annex 3** – Annex 2 to the Part 1 report considered by Cabinet on 21 July 2020 (Equality Impact Assessment)
  - **Annex 4** – Part 2 report considered by Cabinet on 21 July 2020
  - **Annex 5** – Annex 1 to the Part 2 report considered by Cabinet on 21 July 2020 (Extra Care Housing Financial Summary)
  - **Annex 6** – Report submitted by the Select Committee and Cabinet response
  - **Annex 7** – Call-in notice received by Democratic Services on 28 July 2020

<b>The Call-In Process:</b>
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5. The Select Committee is asked to consider the above evidence alongside any evidence presented by witnesses at the call-in meeting in order to review the decision taken by Cabinet.
6. The Select Committee is asked to consider whether it wishes to refer the decision back to Cabinet for reconsideration.
7. If the Select Committee decides to refer back to Cabinet, it must provide its reasons for doing so.

**Recommendations:**

That the Select Committee reviews the Cabinet decision taken on 21 July 2020 and concludes whether it wishes to refer this back to Cabinet for reconsideration.

**Next steps:**

Should the Select Committee decide to support the decision of Cabinet, the decision will be implemented.

Should the Select Committee refer the decision back, it will need to be reconsidered by Cabinet, where a final decision will be adopted.

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**Annexes:**

- Annex 1 – Part 1 report considered by Cabinet on 21 July 2020
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