



Adults and Health Select Committee

7 August 2020

Response to the Committee's decision to "Call in" the July 2020 Extra Care Cabinet report

Part 1 of the Report

Purpose of report: To address the concerns raised by Select Committee Members about the decision made by Cabinet in July 2020 to change the delivery approach for the development of Extra Care Housing at two Surrey County Council (SCC) owned sites; the former Pinehurst Resource Centre (Camberley) and the former Brockhurst Care Home (Ottershaw).

Introduction:

1. In October 2019 Cabinet approved the route to market for the development of specialist Extra Care Housing for Older People on three Council owned sites. The decision taken by Cabinet was for the Pond Meadow site in Guildford to be put out to tender to secure a development and housing management strategic partner, and for the former Pinehurst Resource Centre (Camberley) and the former Brockhurst Care Home (Ottershaw) sites to be delivered through Living+. Living+ are a sister company of Places for People and have experience and expertise in delivering extra care housing. The Council was able to access Living+ as a consequence of its Joint Venture (JV) with the Places for People group, South Ridge Developments LLP.
2. Since this decision was made work has progressed on finalising the route to market for the Pond Meadow site and the tender was recently published.
3. However, delays in receiving information from Living+ through South Ridge Developments who were acting at the Development Manager, coupled with a pressing need for Extra Care Housing accommodation to come online, resulted in a review of the route to market for the Pinehurst and Brockhurst sites.
4. This culminated in a report to Cabinet in July 2020 which recommended that the Pinehurst and Brockhurst sites are put out to tender to secure an external development and housing management strategic partner(s) in the same way as the Pond Meadow site.
5. The Adults and Health Select Committee discussed this report at their meeting on 14 July 2020. The Cabinet report was only made available to the Select Committee a day before the meeting. It is recognised that this gave Select Committee Members limited opportunity to fully scrutinise the decision prior to the meeting. Officers have had further detailed discussions with Select Committee Members since the Select Committee meeting.
6. Cabinet met on 21 July 2020 and approved the recommended approach and route to market for the Pinehurst and Brockhurst sites.
7. The Adults and Health Select Committee has called in this decision as the Committee would like more information about the rationale for the recommended change of route to market for the two sites. A special meeting of the Select Committee has been convened for 7 August 2020 to discuss the concerns raised by the Committee. This report seeks to provide information in advance of the meeting to respond to the issues that the Committee has raised.

Confidentiality

8. The main body of this report primarily covers information and issues relating to the Part 2 July 2020 Cabinet report. This information is deemed to be commercially sensitive to the Council and so it must be kept confidential. The rest of this report can only therefore be shared as a Part 2 paper with Select Committee Members.

Conclusions:

9. This paper has been compiled to address the concerns raised by the Select Committee about the July 2020 paper to change the route to market for Extra Care Housing at the Pinehurst and Brockhurst sites.
10. Cabinet and the Accommodation with Care & Support project team hope that the report sufficiently addresses these concerns and will be happy to answer any further questions at the Call in meeting scheduled on 7 August 2020.

Recommendations:

11. Members of the Adults & Health Select Committee are asked to review the contents of this report and raise any further questions to then form a final view on whether they agree with the decision made by Cabinet to change the route to market for Extra Care Housing at the Pinehurst and Brockhurst sites.

Next steps:

12. A meeting will take place on 7 August to review the contents of this report and for the Select Committee to ask any further questions. Following that the Select Committee will form a final judgement on the proposal to conduct a tender to secure a development and housing management strategic partner(s) for Extra Care Housing at the Pinehurst and Brockhurst sites. The Committee will either confirm their support for the decision Cabinet has made or ask Cabinet to reconsider the decision.

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