

Cabinet – 12 September 2007

Report of the Director of Adult, Community & Housing Services

Extra Care Housing – Partnership Agreement

Purpose of the Report

1. To update the Cabinet on the present position on the Extra Care Housing Project and for Cabinet to endorse the outcome of the Partnership Agreement.

Background

2. There have been a number of reports to the Cabinet on the long term strategic partnering arrangements to develop five extra care housing schemes in the Borough by 2015.
3. The plan is that by this date each of the townships in the Borough will have a multi-tenure scheme, meeting the support needs of a range of elderly residents in each area.
4. The last Cabinet report in February of this year flagged up two sites identified as provisional candidates for the first two schemes at Russell's Hall and Coseley, to which approval was given.
5. That Cabinet report also identified the stage that the exhaustive and robust selection process had reached with the potential prospective partners now down to five, from an original interested list of 20 plus. The position was set to move on to the next stage of the competitive dialogue process.
6. Cabinet's support for the prospective sites was extremely important in reaching the final stage of the procurement process with three of the most influential extra care housing providers in the field going into the final round of the procurement process.
7. Detailed submissions were sought from these three key potential partners, which were subjected to a detailed evaluation on the 27th and 28th June 2007, where key officers and members of the Council were represented.

8. On the basis of the detailed submissions and the presentation/evaluation sessions, combined with a critical on site reality check, then the recommendation is to move forward with one partner to carry out the development works and then manage the care arrangements on site for the first two schemes with an option to be involved in a further three schemes.
9. Without going into the technical details of the submissions, the considered opinion of the evaluation panel and its external advisor was that one partner, Midland Heart, offered an excellent deal for the Council.
10. A deal which could see the development of a scheme of up to a 150 units at Russell's Hall and a similar scheme on a smaller scale at Coseley.
11. This present scheme envisages that best consideration is provided for the land thereby giving the Council a significant capital receipt to assist in future extra care housing developments.
12. Whilst both sites would ordinarily require major Housing Corporation funding to be viable, it is likely that this could be greatly offset by funding from the partner's own resources to see two ground breaking schemes on site in Dudley.
13. The final details of the site valuation need to be negotiated but it is rare for such schemes to be developed without major recourse to public funding, whether it be through 'free land' or substantial monetary investment from the Housing Corporation and the Local Authority. This reflects well on the pivotal position Dudley now holds in terms of housing market potential in the sub region.
14. A recent 'reality check' of a similar, though much larger scheme, demonstrated to officers and members alike that the investment potential in Dudley for housing generated regeneration was extremely great and that extra care housing schemes with this partner would help greatly meet the housing outcomes of the Older Persons' Strategy.

Finance

15. The Council will receive a significant capital receipt for the land, to assist in future extra care housing developments. There is no direct implication for the Council's revenue budget, as the partner will build and maintain the development from its own resources.

Law

16. These matters are governed by Part IV of the Local Government and Housing Act 1989 and Section 111 of the Local Government Act 1972, which empowers the Council to do anything which is calculated to

facilitate or is conducive or incidental to the discharge of its various statutory functions.

Equality Impact

17. This report is concerned with promoting independence and improving the quality of life and extending the range of options for elderly people in the Borough who have been identified as a priority group.

Recommendation

18. It is recommended that Cabinet:
- acknowledge the progress so far and support the partnering arrangements.
 - agree that the envisaged Capital receipt be earmarked to assist with future Extra Care Housing Developments



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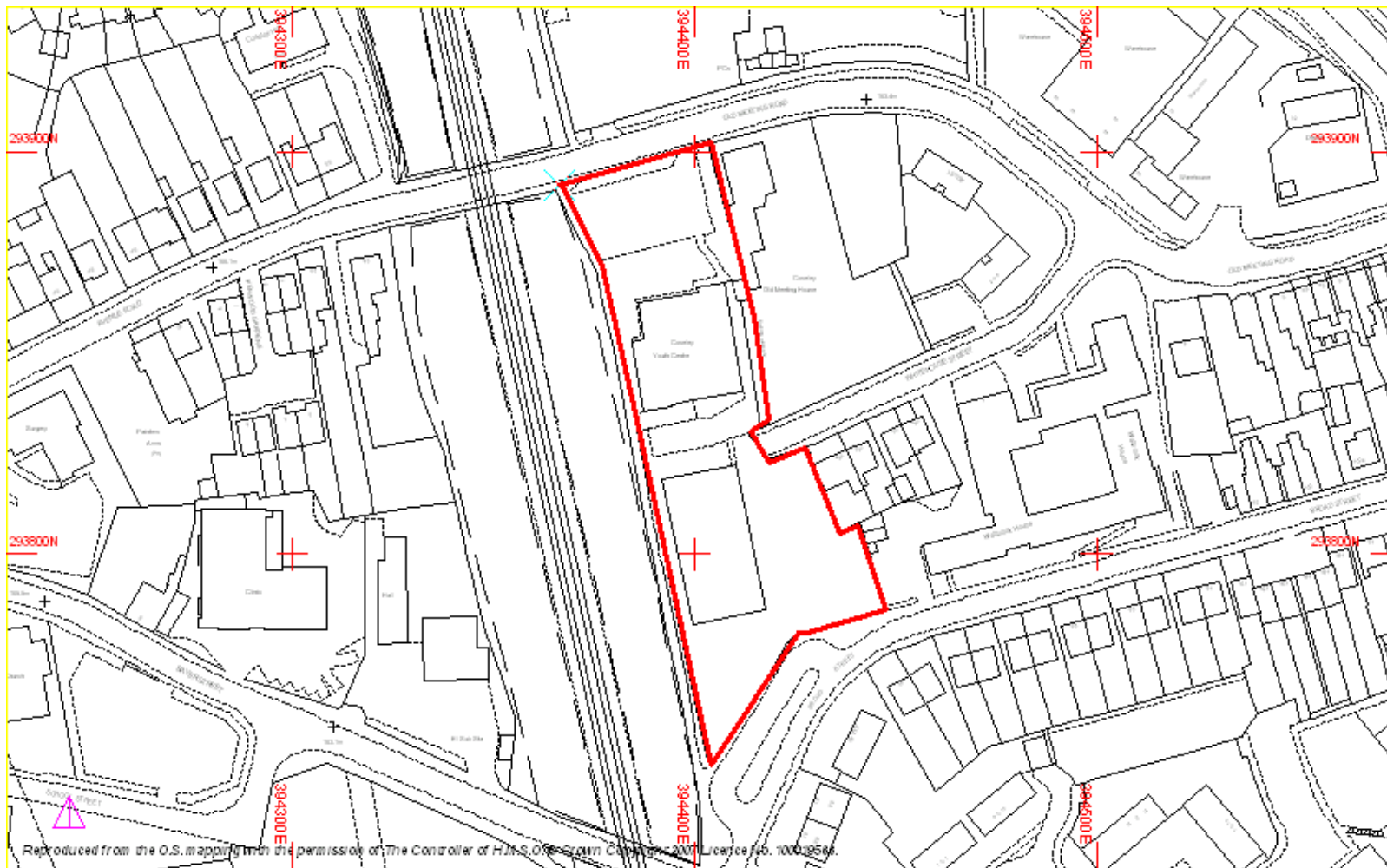
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List of Background Papers:

Report to Cabinet October 2004
Report to Cabinet June 2005
Report to Cabinet February 2007
Site Maps of Broad Street, Coseley and Russells Hall

1) Broad Street, Coseley



2) Housing Site at Russells Hall
(Darker shaded area off Middlepark Road)

