

CABINET MEETING

Agenda Item 69

Brighton & Hove City Council

Subject: Vernon Gardens
Date of Meeting: 18th September 2008
Report of: Director, Adult Social Care and Housing
Contact Officer: Name: Karin Divall Tel: 29-4478
E-mail: Karin.divall@brighton-hove.gov.uk
Key Decision: Yes Forward Plan No. CAB 3382
Wards Affected: All

FOR GENERAL RELEASE

1. SUMMARY AND POLICY CONTEXT:

- 1.1 Brighton and Hove City Council has been awarded a capital grant of £1,000,000 from the Department of Health's 2008/10 Extra Care Housing Fund. Brighton & Hove is one of 25 successful local authorities to receive funding this year and the money is available to develop an extra care housing scheme for disabled adults in the City.
- 1.2 This report sets out the background to the successful bid and the decisions that are required in order to take the proposed scheme forward.
- 1.3 The proposed site of the scheme is 3-5 Vernon Gardens, Brighton, an Adult Social Care Resource Centre for older people that has been re-provided. An existing site plan is attached at appendix 1.

2. RECOMMENDATIONS:

- 2.1 That the Cabinet confirm that Guinness Housing Association will be the Council's approved partner to develop the extra care housing scheme.
- 2.2 That the Cabinet agree to the transfer of the land known as 3-5 Vernon Gardens, Brighton, on terms to be settled by the Director of Finance & Property, based on a 150 year lease to Guinness Housing Association.
- 2.3 That the Cabinet agree to the receipt of the Department of Health grant and the transfer of 3-5 Vernon Gardens at nil consideration to Guinness Housing Association under an agreement, on terms to be settled by the Director of Adult Social Care and Housing, requiring Guinness Housing Association to develop an extra care housing scheme for disabled adults on the site.

3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:

- 3.1 In July 2008 it was announced that Brighton and Hove was one of 25 local authorities to receive grant to develop extra care housing from the Department of Health. The original bid was submitted with the support of Guinness Housing Association, Brighton & Hove Primary Care Trust, Southdown's Health NHS Trust and the Supporting People Commissioning Body.
- 3.2 The proposed scheme, which is being developed in partnership with Guinness Housing Association, would provide at least 10 extra care housing flats for rent for disabled adults in Brighton & Hove.
- 3.3 The site of an Adult Social Care resource centre, 3-5 Vernon Gardens, has been identified as potentially suitable for the development. The existing building does not meet CSCI registration standards and requires significant investment and refurbishment.
- 3.4 The location of the development on the Vernon Gardens site would also bring benefit to disabled residents in the neighbourhood and within the wider community.
- 3.5 It is anticipated that the Council would have 100% nomination rights in respect of the first tenants i.e. the right to determine which people should occupy all the dwellings. With 90% nomination rights for subsequent lettings.
- 3.6 The proposed scheme would be fully accessible and would be for adults who are no longer able to live independently at home, or are in residential care outside the City. Care would be provided by an on-site care team.
- 3.7 The successful bid was submitted in partnership with Guinness Housing Association who have expertise in providing extra care housing nationally. It is proposed that Guinness Housing Association should continue to develop the scheme on behalf of Brighton and Hove City Council.
- 3.8 The successful bid includes within the business case, £1,000,000 from the Department of Health, and the leasehold transfer of the Vernon Gardens site at nil consideration to Guinness Housing Association.
- 3.9 The conditions of receipt of the grant by the council from the Department of Health are their receipt of a signed partnership agreement by 14 November 2008, planning permission obtained by 15 March 2009, builders on site by 30 September 2009 and that the schemes should open by 1st October 2010.

4. CONSULTATION

- 4.1 A formal consultation process took place in respect of Vernon Gardens and the details are set out within the report that was considered by Adult Social Care Committee in January 2008.

5. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 5.1 3–5 Vernon Gardens has been through the Councils asset management process and property performance review and has been judged as not fit for purpose and would require significant investment to bring it up to standard.
- 5.2 The building is incurring costs for security, business rates and essential maintenance. The proposed lease transfer to Guinness Housing Association at nil consideration will enable the building to be brought back into use for extra care housing. The Council will receive nomination rights as part of this transfer and will no longer have any liabilities relating to the building. The £1 million extra care housing fund grant will be transferred to the Guinness Housing Association. Risks relating to the capital costs of the building and ongoing maintenance will be borne by the Guinness Housing Association.

Finance Officer Consulted: James Hengeveld / John Timson Date: 21/08/08

Property Implications:

- 5.3 Lease transfer terms with the Guinness Housing Association are to be agreed expediently to minimise the council's maintenance and security liabilities and limit revenue costs.

Property Officer consulted; Angela Dymott

Date: 13 Sept 08

Legal Implications:

- 5.4 General consent A under S.25 of the Local Government Act 1988 enables the council to make this disposal.
It is not considered that any individual's Human Rights Act rights will be adversely affected by the recommendations in this report.

Lawyer Consulted: Anna MacKenzie

Date: 26 August 2008

Equalities Implications:

- 5.5 The scheme will provide supported housing for 10 disabled adults and will be a fully accessible building. The scheme will also include a resource centre which will be developed in partnership with Guinness Housing Association, the Federation of Disabled People, and the PCT to provide a city wide health and advice resource for disabled people across the City.

Sustainability Implications:

- 5.6 The scheme will be developed from the existing building and will provide a higher level of sustainable living than the existing building.

Crime & Disorder Implications:

- 5.7 Extra care housing provides a safe and secure form of housing for some of the most vulnerable people living in the City.

Risk and Opportunity Management Implications:

- 5.8 The Extra care Steering group which oversees the development of extra care in the City has developed risk logs for each scheme which are monitored and reviewed regularly. The same practice will be applied for this development.

Corporate / Citywide Implications:

- 5.9 This development will provide housing that will be available for people living within the City, and the proposed resource centre will provide a city-wide service.

6. EVALUATION OF ANY ALTERNATIVE OPTION(S):

- 6.1 Alternative options were considered for this building by Adult Social Care Committee in January 2008 and the recommendation was to explore the option for Vernon Gardens to be refurbished to provide extra care flats for people with a physical disability.

7. REASONS FOR REPORT RECOMMENDATIONS

- 7.1 The decision is required to enable the transfer of the building to Guinness Housing Association and the draw down of the Department of Health grant and its transfer to Guinness housing to enable the development to proceed.

SUPPORTING DOCUMENTATION

Appendices:

1. Vernon Gardens site plan

Documents In Members' Rooms

1. None

Background Documents

1. Report to Adult Social Care Committee, 28th January 2008