



Cabinet
11 December 2017

**Report from the Strategic Director
of Community Wellbeing**

Acquisition of land at 136 Honeypot Lane

Wards Affected:	Queensbury
Key or Non-Key Decision:	Key
Open or Part/Fully Exempt: <small>(If exempt, please highlight relevant paragraph of Part 1, Schedule 12A of 1972 Local Government Act)</small>	Part Exempt - *Appendices 1 & 2 are not for publication as they contain the following category of exempt information as specified in Part 3, Schedule 12A of the Local Government Act 1972, namely: <i>“Information relating to the financial or business affairs of any particular person (Including the authority holding that information)”</i>
Reasons for Urgency:	The site recently came onto the market, and the terms were not agreed with the vendor until 20 November '17. The vendor requires exchange of contracts before Christmas.
No. of Appendices:	2
Background Papers:	Analysis of future requirements for older persons Extra Care housing
Contact Officer:	Jon Burgoyne NAIL Programme Manager Tel: 020 8937 4216 jon.burgoyne@brent.gov.uk

1.0 Purpose of the Report

- 1.1 To secure urgent Cabinet approval for the acquisition of land at 136 Honeypot Lane as a site for NAIL (New Accommodation for Independent Living) Extra Care housing. As part of terms of sale the vendor requires that exchange of contracts takes place before Christmas.

2.0 Recommendation(s)

- 2.1 That Cabinet make provision to meet future Extra Care housing needs in the borough through investment in land which is suitable to meet local needs, and in a location that promotes the wellbeing of customers.
- 2.2 That Cabinet agrees to buy the land at 136 Honeypot Lane at the price disclosed in the confidential Appendix 2, subject to the Strategic Director of Resources being satisfied that appropriate due diligence checks have been carried out.

3.0 Detail

Background

- 3.1 The NAIL Programme is a strategic Council project to deliver new accommodation options for people with high care and support needs, including Extra Care housing. The NAIL Programme will deliver at least 700 new units of accommodation, to provide alternatives to residential and nursing care by the end of 2020/21.
- 3.2 Projected requirements for Extra Care housing for older persons with care and support needs indicate a need for an additional 20 units per annum from 2021 onwards assuming that all planned acquisitions and Extra Care developments are successful. There are currently no sites allocated for the development of Extra Care housing to enable ASC to meet these additional needs beyond 2021. See Background Paper : 'Analysis of future requirements for older persons Extra Care housing' for further detail.

Site details

- 3.3 136 Honeypot Lane NW9 9QA is a site formerly used as a residential care home ('The Willows'), owned and operated by The Abbeyfield Society. The original building was a 1980s block with single rooms and shared facilities which no longer met Adult Social Care (ASC) commissioning standards.
- 3.4 In Sept 2017 Brent Planning granted permission (17/1829) for 'Demolition of the existing care home building and redevelopment of the site comprising the erection of a five-storey building providing 50 self-contained flats (4 studios, 11 x 1-bed, 23 x 2-bed and 12 x 3-bed) with associated basement level car and cycle parking space, bin stores, amenity space and landscaping. This was subject to a S106 agreement to provide 10 units 'affordable intermediate housing' i.e. shared ownership.
- 3.5 The site is well-situated in terms of the residential area, and links to local facilities, and was previously identified as very suitable for Extra Care housing. It has the potential to serve an area in the north of Brent which currently has no planned NAIL Extra Care housing.

- 3.6 It is important that Extra Care housing is situated in areas that serve local communities, and maximise opportunities for occupants to maintain local connections, and the informal support networks which have been shown to be an important factor in maintaining wellbeing.
- 3.7 The site has access to considerable 'green space' and meets the general site requirements for the 'HAPPI' standard for Extra Care developments which is advocated by the GLA, and which has proved challenging to meet within Brent.
- 3.8 In principle discussions with Brent Planning suggest that an alternative mix of units suitable for Extra Care housing could allow for 60 self-contained flats plus communal and staff areas within the approved planning footprint.

However there would be options to consider alternative mixes of accommodation that would be advantageous to the Council, other than just using the site exclusively for NAIL accommodation.

- 3.9 The site was marketed in October by Savills, and is being sold freehold with vacant possession. An offer was accepted subject to the Conditions of Sale detailed in Appendix 2 – Notification of Sale.

4.0 Financial Implications

- 4.1 The costs relating to the acquisition of the land combined with a potential 60 unit NAIL development can be found in the confidential details within Appendix 1.
- 4.2 NAIL Extra Care housing generates average revenue savings of £332 per person per week in comparison to traditional residential or nursing care placements. A scheme comprising 50 units would therefore generate revenue savings of £0.86m p.a., and a scheme comprising 60 units would generate revenue savings of £1m p.a.
- 4.3 Overall, the acquisition of the land in combination with a 60 unit NAIL development would produce a scheme where the cost of capital (Interest and repayment of borrowing) would be outweighed by the savings generated.

5.0 Legal Implications

- 5.1 Section 120 of the Local Government Act 1972 allows the Council to acquire land by way of agreement for any of its functions or for the benefit, improvement or development of its area. Section 111 Local Government Act 1972 gives the Council powers to do anything which is conducive to the discharge of any of its functions. The Council has a duty under the Housing Act 1996 to provide housing for vulnerable adults.
- 5.2 Prior to exchange of contracts the necessary due diligence checks and searches will be undertaken to ensure that the Council will acquire a good and marketable title.

6.0 Equality Implications

- 6.1 The equality analysis for the NAIL Programme found that from a protected characteristic point of view the NAIL schemes have a positive impact, as having a home of your own gives more individual choice and control than in a care home (over how it's decorated, furnished, food you eat, how you spend your day, and more personal space to have visitors) and the range of communal facilities enable greater levels and opportunities for social activities.
- 6.2 It was noted that in residential care, older adults from local BAME (black Asian and minority ethnic) communities were under represented, anecdotally this does not appear to be the case in Extra Care housing with an increasing number of referrals from the BAME communities.

7.0 Consultation with Ward Members and Stakeholders

- 7.1 Not applicable.

8.0 Human Resources/Property Implications (if appropriate)

- 8.1 Not applicable.

Report sign off:

PHIL PORTER

Strategic Director of Community Wellbeing.