

Recommendation to Cabinet

09 July 2024

**From People and Health Overview Committee on 13
June 2024**

Extra Care Housing Strategy and Accommodation with Support Programme

For Decision

Cabinet Member and Portfolio:

Cllr S Robinson, Adult Social Care

Cllr G Taylor, Public Health, Environmental Health, Housing, Community Safety
and Regulatory Services

Local Councillor(s):

All

Executive Director:

J Price, Executive Director of People - Adults

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Report Status: Part Exempt Para 3

Recommendation:

- 1) To adopt the Extra Care Housing Strategic Statement and Appendices as Dorset Council's publicly stated strategic direction as part of the suite of Adult Social Care Commissioning Strategies
- 2) To approve in principle the use of Dorset Council land assets to deliver these development projects, with the inclusion of specific sites to be agreed by the Executive Lead for the Place Directorate and in consultation with the Cabinet Member for Assets and Regeneration.

- 3) To approve public procurement for a Strategic Development Partner as the preferred delivery mechanism, and to approve commencement of this procurement process.
- 4) To delegate to the Executive Director for People (Adults) and the Executive Director for Corporate Development, acting jointly:
 - a. To agree the terms for the agreement with the Strategic Development Partner,
 - b. To award the Strategic Partnership Agreement to the preferred bidder. The final award decision shall be made in consultation with the Cabinet Member for Public Health, Environmental Health, Housing, Community Safety and Regulatory Service, and the Cabinet Member for Adult Social Care.
- 5) To approve that the terms of the property related transactions (whether freehold, leasehold, or contractual dispositions) will be agreed in project-specific development agreements with the selected Strategic Development Partner.
- 6) To approve that the decision to complete each development agreement will be taken by the Executive Director for People (Adults and Housing), the Executive Lead for the Place Directorate and the Executive Director for Corporate Development acting jointly.

Or

- 7) To investigate and give further consideration to the option of delivering these developments directly.

Post meeting officer comments in respect of recommendation 7.

The People and Health Overview Committee highlighted section 6.2 on the report that they received. This states that officers and advisors have considered directly developing these schemes within the Council, but this is not judged to be possible or desirable due to the significant capital investment required, level of risk associated with the developments, and a lack of current expertise, experience and capacity needed in-house to develop and manage schemes of this scale and specialism. Altogether the partnership approach as recommended, would be expected to attract over £60m of investment into Dorset.

Officer advice remains the same in respect of risk, complexity and capacity, and to take an alternative path would at this point introduce very significant delay into the programme, as well as an additional cost to the Council's capital and revenue budget of at least £60 million.

Appendices

Report to the People and Health Overview Committee on 13 June 2024, which included the following appendices:

Appendix 1 – Extra Care Strategic Statement Summary

Appendix 2 – Extra Care Housing Strategic Statement and Appendices

Appendix 3 – Accommodation with Support Programme Plan May 2024

Appendix 4 – Commercial and Procurement Advice – Extra Care – Stage 2 Report (Exempt)