

**Bracknell Forest Council
Record of Decision**

Work Programme Reference	I068239
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1. **TITLE:** Development of The Lodge - Learning Disability Accommodation

2. **SERVICE AREA:** Adult Social Care, Health & Housing

3. **PURPOSE OF DECISION**

To seek authority to develop The Lodge, Stoney Road site to provide bespoke accommodation for residents with a learning disability in the borough.

4. **IS KEY DECISION** Yes

5. **DECISION MADE BY:** Executive

6. **DECISION:**

That the Lodge site be developed to provide bespoke new build accommodation for a minimum of 10 residents with a learning disability in accordance with the specified accommodation needs;

That offers be sought from registered social landlords to undertake the development and to provide nominations agreement.

That contracts be exchanged and the sale be completed for the site, subject to grant of detailed planning permission.

Details of the terms of disposal to be delegated to the Chief Officer: Property, Chief Officer: Housing, and Executive Members for Transformation & Finance and Adult Social Care, Health & Housing.

7. **REASON FOR DECISION**

The redevelopment of The Lodge site to provide bespoke accommodation for people with learning disability supports the Adult Social Care, Health and Housing Transformation Programme.

There is insufficient suitable adapted accommodation in the borough for learning disability residents and the sale of The Lodge for redevelopment will help to address this housing need.

The development not only provides good quality accommodation for people with learning disability but also delivers revenue savings in terms of support costs thus demonstrating a clear business case.

8. **ALTERNATIVE OPTIONS CONSIDERED**

The Council could develop The Lodge site itself. The Council would then take the development risk but would retain the freehold. The Council could then lease the development to a specialist registered provider to manage. This approach would not lever

resources from the registered providers to part fund the development and as such was not recommended.

The Council could dispose of the site on the open market with a requirement to develop accommodation that meets the specification. This would require a developer to be in a long lease with a specialist registered provider to manage the property. If the development requires social housing grant to be viable then the Council is not able to provide social housing grant to non- registered providers. Thus this option was not recommended.

9. **PRINCIPAL GROUPS CONSULTED:** None.

10. **DOCUMENT CONSIDERED:** Report of the Director of Adult Social Care, Health & Housing

11. **DECLARED CONFLICTS OF INTEREST:** None.

Date Decision Made	Final Day of Call-in Period
9 May 2017	16 May 2017