

TO: THE EXECUTIVE  
6 SEPTEMBER 2011

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## IMPLEMENTATION OF OLDER PERSONS ACCOMMODATION AND SUPPORT SERVICES STRATEGY

Director of Environment, Culture and Communities

### 1 PURPOSE OF DECISION

- 1.1 The purpose of this report is to seek consideration of the use of Council land assets to implement the first stages of the Older Persons Accommodation and Support Services Strategy.

### 2 RECOMMENDATIONS

- 2.1 That the principle of Council owned land at Garth shown at Appendix A being transferred to Bracknell Forest Homes to enable the development of an extra care scheme for older people be agreed.
- 2.2 That the Executive agrees in principle the Binfield Nursery site being developed for residential development subject to planning permission including in part the provision of older persons accommodation.

### 3 REASONS FOR RECOMMENDATIONS

- 3.1. At its meeting on the 5 July 2011 Executive agreed the Older Persons Accommodation and Support Services Strategy. It also agreed to programme funding from the stock transfer receipt to support Bracknell Forest Homes developing an extra care scheme for older people.
- 3.2. Bracknell Forest Homes have been successful in receiving £2 million of funding from the Homes and Communities Agency to develop an extra care scheme. The scheme must be completed by March 2015. The Council has agreed to provide £1.5 million of funding towards the development of an extra care scheme funded from the stock transfer receipt, plus the value of the land estimate at approximately £1 million.
- 3.3. The strategy has identified the need for up to 350 units of extra care housing in Bracknell Forest up to 2026. It is estimated that around 250 of those units should be privately owned and the balance affordable housing.
- 3.4. Through consultation with older people it has been established that location is a primary concern of older people in moving to new accommodation. The locations that were identified as first and second priority locations in the borough were Bracknell town centre and Binfield.
- 3.5. The Council has the ability to bring the Garth sites to market for residential development. The potential scale of development on both sites will mean they will both be qualifying sites for the Council's affordable housing policy. The Council's affordable housing planning policy allows an affordable housing obligation to be met by provision of affordable housing on an alternative site to that being developed. Therefore, the opportunity exists to bring forward the first of the two sites for

development including the extra care scheme for older people and in so doing providing the affordable housing obligation for both sites.

- 3.6 By bringing forward the Garth site at Appendix A to provide the affordable housing obligation across both sites it will maximise the value for the Council of both sites and also enable the funding secured by Bracknell Forest Homes to be defrayed before March 2015 which is a condition of the funding. The funding will be released to Bracknell Forest Homes upon completion of the extra care scheme. Therefore, the latest date that Bracknell Forest Homes should start on site is December 2012.
- 3.7 Bracknell Forest Homes are a preferred partner registered provider of the Council. This was achieved via the competition to select preferred partners which took place in 2009/10. Therefore, there has been a competitive process to select the developer of the extra care scheme.
- 3.8 The Binfield nursery site is capable of being brought forward for development if access arrangements are addressed. If the site is brought forward for residential development subject to planning permission it will offer the opportunity to bring forward an extra care scheme for older people which will be predominantly owner occupied. As a qualifying site for affordable housing the Council would negotiate an element of the extra care development as affordable housing so as to achieve the planning obligation.

#### **4 ALTERNATIVE OPTIONS CONSIDERED**

- 4.1. The Council could decide to bring the Garth sites to the market without demarcating an element to provide an extra care scheme for older people. This would run the risk of making it more difficult to secure a site for such a provision in Bracknell town centre. It may also lead to provision of a different type of affordable housing offer to meet the affordable housing obligation across both sites which may impact on overall site value. Moreover, delay in bringing the site forward would jeopardise the ability to defray the funding that Bracknell Forest Homes has secured. Without the availability of that funding if the Council wishes to support the scheme inevitably the Council would be required to provide additional funding. Therefore, the recommendations present the best way of maximising the Council's resources.
- 4.2. If access arrangements to the Binfield nursery site are addressed and the site is brought forward for residential development subject to planning permission without demarcating land for an older person's scheme this may mean an alternative form of affordable housing is offered to meet the obligation which may impact on value. Moreover, it may also threaten the Council's ability to achieve the objectives of the Older Person's Accommodation and Support Services Strategy where older people have indicated Binfield as a preferred location.

#### **5 SUPPORTING INFORMATION**

##### Older person accommodation and support services strategy

- 5.1 At its meeting on the 5 July the Executive agreed the Older Person Accommodation and Support Services Strategy. The strategy identified the need to extend the offer of accommodation for older people in Bracknell Forest by the provision of extra care housing. An initial estimate was that there is a demand for around 350 units of extra care housing for older people up to 2026. In terms of tenure it is estimated that 250 of

those units should be for owner occupation and the remaining being affordable housing.

- 5.2. Older people were asked what were important factors in terms new housing provision. Location was a key factor. They were also asked their preference in terms of location and they indicated that the most popular location would be Bracknell town centre followed by Binfield.

#### Garth school site

- 5.3. Members will be aware that as part of the assessment of the requirement for school playing fields for the new Garth Hill college land was set aside for future disposal. This would create additional funding for the build costs of the new school.
- 5.4. There are in fact potentially two sites. It is possible to bring forward one of the sites before the other and if the affordable housing obligation across both sites is provided on that first site, it is likely to improve the attractiveness of the second site to potential bidders. Appendix A shows the part of the site that could be brought forward in advance for the extra care scheme.

#### 5.5. Binfield Nursery site

- 5.6. The Binfield Nursery site is shown at Appendix B. The Council has been approached by a developer who has secured options on the privately owned land at the south of the council owned site. The developer has also been in negotiation with the doctor's surgery and primary care trust at the front of the site about provision of an improved facility. The developer has approached the Council with proposals to develop the Council owned site alongside development of a new and improved surgery.
- 5.7. The Council's nursery function operates from the site. It occupies 1.7 acres and comprises of a greenhouse and two polytunnels and associated work sheds and staff welfare facilities. Development of the site will require the Council to review how it acquires the necessary stock for its planting requirements which could range from relocation based on existing operations to whole sale purchase of plants. If members are minded to agree disposal, officers will develop proposals to maintain the service either via relocation or reprovision. Timing will be critical and the solution to ongoing provision of the service should be in place by July/ August 2012.
- 5.8. Formal pre-application discussions with the developer are anticipated in early September, following agreement to recommendations of this report.

## **6 ADVICE RECEIVED FROM STATUTORY AND OTHER OFFICERS**

### Borough Solicitor

- 6.1 Nothing to add to the report

### Borough Treasurer

- 6.2 The report seeks agreement, in principle, to the disposal of two Council owned sites at Garth Hill College and Binfield Nursery. The detailed financial implications arising from these disposals will form part of the business case that is to be presented to the Executive before disposal takes place. Based on the advice of the Chief Officer: Property the remainder of the Garth Hill College site should generate a capital receipt that is in line with previous expectations.

### Equalities Impact Assessment

- 6.3 A equalities impact assessment screening form accompanies this report.

### Strategic Risk Management Issues

- 6.4 The report proposes ways in which to achieve the objectives of the Council's Older Person Accommodation and Support Services Strategy whilst maximising asset values. In particular failure to achieve a suitable site for an extra care scheme with Bracknell forest homes to enable development to be completed by 2015 may lead to the Council being required to make available an increased amount of the stock transfer receipt.

## **7 CONSULTATION**

### Principal Groups Consulted

- 7.1 Older people were consulted to formulate the older person accommodation and support services strategy.

### Method of Consultation

- 7.2 Older people were consulted via questionnaires

### Representations Received

- 7.3 The responses are included in the Older Person Accommodation and Support Services Strategy.

### Background Papers

Older Person Accommodation and Support Services Strategy.

### Contact for further information:

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## Equalities Screening Record Form

<b>Date of Screening:</b>	<b>Directorate:</b> ECC	<b>Section: Housing</b>
<b>1. Activity to be assessed</b>	Please give full details of the activity and summarise the budget reduction proposal	
<b>2. What is the activity?</b>	<input type="checkbox"/> Policy/strategy <input type="checkbox"/> Function/procedure <input checked="" type="checkbox"/> Project <input type="checkbox"/> Review <input type="checkbox"/> Service <input type="checkbox"/> Organisational change	
<b>3. Is it a new or existing activity?</b>	x New <input type="checkbox"/> Existing	
<b>4. Officer responsible for the screening</b>	Simon Hendey	
<b>5. Who are the members of the EIA team?</b>	Clare Dorning	
<b>6. What is the purpose of the activity?</b>	To agree in principle the development of Council owned sites to further the older person accommodation and support services strategy	
<b>7. Who is the activity designed to benefit/target?</b>		
<b>8. a Racial equality - Is there an impact?</b> What kind of equality impact may there be? Is the impact positive or adverse or is there a potential for both? If the impact is neutral please give a reason.		The decision is to agree in principle for council owned sites to be developed to further the implementation of the older person accommodation and support services strategy. Until schemes are designed and shown to be viable it is not possible to assess impact.
<b>8. b What evidence do you have to support this?</b> E.g. equality monitoring data, consultation results, customer satisfaction information etc.		
<b>9. a Gender equality - Is there an impact?</b> What kind of equality impact may there be? Is the impact positive or adverse or is there a potential for both? If the impact is neutral please give a reason.		The decision is to agree in principle for council owned sites to be developed to further the implementation of the older person accommodation and support services strategy. Until schemes are designed and shown to be viable it is not possible to assess impact.
<b>9. b What evidence do you have to support this?</b>		
<b>10. a Disability equality - Is there an impact?</b> What kind of equality impact may there be? Is the impact positive or adverse or is there a potential for both? If the impact is neutral please give a reason.		The decision is to agree in principle for council owned sites to be developed to further the implementation of the older person accommodation and support services strategy. Until schemes are designed and shown to be viable it is not possible to assess impact.
<b>10. b What evidence do you have to support this?</b>		
<b>11. a Age equality - Is there an impact?</b> What kind of equality impact may there be? Is the impact positive or adverse or is there a potential for both? If the impact is neutral please give a reason.	Y	Subject to a viable scheme there will a positive impact
<b>11. b What evidence do you have to support this?</b>	The scheme will provide extra care housing for older people as identified as part of the strategy	

<p><b>12. a Religion and belief equality - Is there an impact?</b>          What kind of equality impact may there be?          Is the impact positive or adverse or is there a potential for both? If the impact is neutral please give a reason.</p>			<p>The decision is to agree in principle for council owned sites to be developed to further the implementation of the older person accommodation and support services strategy. Until schemes are designed and shown to be viable it is not possible to assess impact.</p>
<p><b>12. b What evidence do you have to support this?</b></p>			
<p><b>13. a Sexual orientation equality - Is there an impact?</b>          What kind of equality impact may there be?          Is the impact positive or adverse or is there a potential for both? If the impact is neutral please give a reason.</p>			
<p><b>13. b What evidence do you have to support this?</b></p>			
<p><b>14. Please give details of any other potential impacts on any other group (e.g. those on lower incomes/carer's/ex-offenders) and on promoting good community relations.</b></p>			
<p><b>15. If an adverse/negative impact has been identified can it be justified on grounds of promoting equality of opportunity for one group or for any other reason?</b></p>			
<p><b>16. If there is any difference in the impact of the activity when considered for each of the equality groups listed in 8 – 14 above; how significant is the difference in terms of its nature and the number of people likely to be affected?</b></p>			
<p><b>17. Could the impact constitute unlawful discrimination in relation to any of the Equality Duties?</b></p>	N		
<p><b>18. What further information or data is required to better understand the impact? Where and how can that information be obtained?</b></p>			
<p><b>19. On the basis of sections 7 – 17 above is a full impact assessment required?</b></p>	N		It is too early in the process to be able to undertake an assessment
<p><b>20. If a full impact assessment is not required; what actions will you take to reduce or remove any potential differential/adverse impact, to further promote equality of opportunity through this activity or to obtain further information or data? Please complete the action plan in full, adding more rows as needed.</b></p>			
<p><b>Action</b></p>	<p>Time scale</p>	<p>Person Responsible</p>	<p>Milestone/Success Criteria</p>

<b>21. Which service, business or work plan will these actions be included in?</b>	
<b>22. Have any current actions to address issues for any of the groups or examples of good practice been identified as part of the screening?</b>	Please list
<b>23. Chief Officers signature.</b>	Signature: <span style="float: right;">Date:</span>
<b>24. Which PMR will this screening be reported in?</b>	

When complete please send to [abby.thomas@bracknell-forest.gov.uk](mailto:abby.thomas@bracknell-forest.gov.uk) for publication on the Council's website.