

SOUTH HOLLAND DISTRICT COUNCIL

Report of: Julie Kenneally, Executive Director of Commercialisation and Councillor Christine Lawton, Portfolio Holder for Housing

To: Cabinet – 3 May 2016

Author: Matthew Hogan, Strategic Housing Manager

Subject: Delivery of Extra Care Housing at Kings Road, Spalding

Purpose: To seek support for the delivery of a dementia-friendly supported housing scheme consisting of 39 affordable apartments at Kings Road, Spalding

Recommendations:

- 1) That, subject to planning and full funding being in place, the Council agrees to support the proposal outlined in this report for the development of an Extra Care Housing development at Kings Road, Spalding.
- 2) That, subject to planning consent, contract and full funding being in place, the council agrees to the transfer of council-owned land at Kings Road, Spalding to Lace Housing for a figure of £106,500, representing 50% of the market valuation of the site and a council contribution (by means of match-funding) to support the delivery of the scheme
- 3) That the capital receipt realised through the sale of the council-owned site at Kings Road, Spalding, is directly invested into the delivery of new housing through the Council's wholly-owned housing company, Welland Homes Ltd.
- 4) That the council agrees to become a partner in the Lincolnshire Housing with Extra Care Design Guide Competition, alongside Lace Housing and the University of Lincoln, with a view for the final design guide to support and inform the final design of the facilities provided as part of the proposed development.

1.0 BACKGROUND

1.1 What is Extra Care Housing?

- 1.1.1 Extra Care Housing is a specialist form of accommodation designed for vulnerable persons, such as those who are elderly, frail, disabled and/or experiencing conditions such as dementia, who want to retain their independence but require some care and support in order to do so. Extra Care housing is not a care home; it is a person's individual home, and commonly consists of self-contained one or two bed self-contained apartments complete with a kitchen, dining room, and bath/shower room.

- 1.1.2 The principle benefit of an Extra Care Housing is that it is a housing setting that is designed to support independent living for those with care and support needs, thus preventing vulnerable individuals from reaching a point where they require residential care. For residents, an Extra Care setting provides an opportunity to have physical care needs, along with your day-to-day support needs, met in your own home within a communal environment.
- 1.1.3 The care needs of residential in Extra Housing will range from lower care needs through to higher and more intensive care needs. It is an especially effective form of housing to meet the needs of those with dementia.
- 1.1.4 Extra Care Housing is designed around a number of key principles; supporting independence whilst providing care and support, encouraging social interaction and engagement, supporting dignity and quality of life, and providing a setting of choice as opposed to last resort.
- 1.1.5 In order to support these principles, Extra Care Housing schemes are designed so that they provide a range of communal facilities, such as a restaurant for use by residents and their families, a hair salon, a small shop, assisted bathing facilities, hobby rooms, laundrettes and electric buggy stores. Apartments within Extra Care Housing schemes are often available for outright sale, others for low cost rent, and sometimes in the form of shared equity or shared ownership, with priority for homes being reserved for local households.

1.2 **The situation regarding provision in South Holland**

- 1.2.1 Given the range of benefits associated with this form of housing provision, Extra Care Housing is an increasingly common form of older person's accommodation across the UK. Central government actively promotes Extra Care Housing as a form of housing provision to meet the needs of an ageing population.
- 1.2.2 However, despite the significantly older age profile of the district, there is no Extra Care Housing provision in South Holland. The current provision within the district is predominately split between general needs housing (where people will receive care at home), sheltered housing such as that provided by the Council (which provides communal living albeit with a lower level of day to day support than that provided within Extra Care Housing), and privately-run residential and nursing care schemes which support those who can no longer live independently without significant levels of care, often at a high cost to the resident.
- 1.2.3 It should be noted that, when compared with the rest of the UK, Lincolnshire as a county is significantly behind the rest of the county in terms of Extra Care Housing provision. In Lincolnshire there are around 350 people aged 65+ for every Extra Care place across the county. In Norfolk the figure stands at 250 people aged 65+ for each place, and in Cambridgeshire it stands at 100 people aged 65+ for each place. Furthermore, within Lincolnshire, South Holland is the only district without an Extra Care Housing scheme; there are three schemes in South Kesteven, three in East Lindsey, and one in Sleaford, Boston, Gainsborough and several in Lincoln.

1.2.4 This unmet need is reflected in the Council's evidence concerning housing need in the district. The 2014 Strategic Housing Market Assessment identified a need for 42 units of specialist housing for older persons per annum over the next 20 years to meet the needs of a rapidly ageing population. Furthermore, a 2014 assessment by Lincolnshire County Council identified an immediate need for 64 extra care units in South Holland, and identified Spalding as the fourth highest town in Lincolnshire in terms of location of need, marginally behind places such as Louth and Skegness where the population is ageing most rapidly. In that sense, with an absence of Extra Care Housing in the district, there is a major gap in the provision for older persons locally who require care and support to live independently.

1.3 The South Holland District Council Position Statement on Extra Care Housing 2015-2018

1.3.1 The Council has been aware of this position for some time. In response to this, in March 2015 the Council adopted the South Holland District Council Position Statement on Extra Care Housing 2015-2018. The position statement, which received cross-council support and attracted public interest at the time of adoption, made the delivery of Extra Care Housing a Council priority. The document set out the evidence base in relation to need, the Council's vision for extra care housing, the strategy for delivery of such a scheme, and a target to deliver a scheme by the end of 2017/18. Specially, the document set out the following:

- A strategic approach based on the Council seeking to enable the delivery of Extra Care Housing through a high quality, reputable and specialist provider, as opposed to seeking to become a provider itself
- A commitment to explore the use of Council-owned assets as a catalyst for enabling the provision of Extra Care Housing.
- A vision based around Extra Care Provision Located in sustainable locations within the district, well positioned in terms of access to services, transport and the wider community
- A vision based around provision being mixed tenure, meeting the needs of those who can afford to buy in part or outright, along with those whose only option is to rent

1.3.2 Following the adoption of the position statement, the South Holland Corporate Plan 2015-2019 was adopted with the inclusion of making the delivery of Extra Care Housing a priority area of activity for the authority.

1.4 The steps taken thus far to realise the ambitions set out in the vision statement

1.4.1 Leading up to and around the adoption of the position statement, officers of the Council had commenced discussions with key organisations involved in the delivery of Extra Care Housing. These partners included the Homes and Communities Agency, the Local Enterprise Partnership, and Lincolnshire County Council. Officers also initiated discussions with Lace Housing; a voluntary, non-profit making Registered Provider and charity who specialise in the delivery and management of older persons housing exclusively in Lincolnshire. The organisation, which was

founded in 1964 as the Lincoln Association for the Care of the Elderly, provides around 900 homes and a range of support services across the county. This includes Extra Care housing, alongside sheltered housing, residential care homes, and leasehold accommodation for older people for sale, including housing schemes in Boston and Bourne. Lace Housing also provide a number of services for older people, including a Wellbeing and Hospital Transport Service. They do not, however, own or operate any accommodation provision within South Holland.

- 1.4.2 Following positive discussions, including a number of visits from officers and members to examples of existing Lace Housing accommodation schemes, Lace Housing and officers agreed to work in partnership to explore the feasibility of developing an Extra Care Housing scheme in South Holland. Over several months this led to officers of the Council undertaking a trawl of potential sites, including Council-owned land. A number of potential sites were considered, with assessment of suitability based around the strategic criteria defined within the Council's Extra Care Position Statement (specifically in relation to criteria based around accessible locations, close to transport, amenities and shops). This process led to a Council owned site at Kings Road, Spalding being identified as a site with significant potential and suitability for Extra Care housing, given its proximity to the amenities within central Spalding, its location adjacent to shops and the train station, and the site being on the eastern side of the railway line.
- 1.4.3 The site, which is classed as being a 'General Fund Surplus Asset' on the authority's asset register, is 0.2328ha/0.575 acres in size. The site has been in the ownership of the Council since August 1967 and has been vacant since for a considerable period of time, after its former use as an auction hall came to an end.
- 1.4.4 Following the identification of a suitable site and informal discussions with senior officers and members, a project team was brought together to consider the feasibility of the site for the delivery of an Extra Care Housing scheme. The team, which was co-ordinated jointly by Lace Housing and the Council, consisted of an employer's agent employed by Lace Housing, an architect and a quantity surveyor from the Lindum Group (who are Lace Housing's delivery partner for new housing developments), a member of development management from the Council's planning team, and the Council's Strategic Housing Manager. This project group oversaw the creation of an outline development proposal, feasibility assessment and financial viability appraisal, with the costs of this feasibility work met by Lace Housing.

1.5 The outline development proposal

- 1.5.1 The product of this project team has been an outline development proposal for a three storey Extra Care Housing scheme on the site. The proposed development will consist of the following:
 - 39 individual self-contained apartments, including 26 two bed apartments and 13 large one bed apartments, split between a mix of apartments available for low cost rent and on a 'shared equity' basis. Each self-contained apartment includes a kitchen with appliances, an adapted bathroom and a living room.
 - A range of facilities for use by residents, including the following;

- An open-plan foyer and reception area, containing a small shop, hair salon and a restaurant with seating for 64, for use by residents and their visitors
- A hobby / games room
- A laundrette
- Four assisted bath rooms
- An appointment /treatment room for use by GPs visiting residents on the site
- Five communal seating / lounge areas
- An internal and fully enclosed electric scooter store
- A communal garden and patio area

1.5.2 In developing an outline proposal, a significant amount of feasibility work has been undertaken. This includes the following:

- A financial viability appraisal to provide a total scheme build-cost. The details of these findings are set out below.
- Detailed 'pre-planning' discussions with the Council's planning teams concerning the development proposal. The initial conversations with planning colleagues have been positive, both in terms of proposed use of the site and the proposed design.
- Detailed discussions with Network Rail concerning access. Whereas the site is Council-owned, the Council does not own the land that provides current access arrangements to the site. Instead, the Council holds an easement which grants the access to the site. Network Rail have not raised any objections concerning the use of the existing easement to service the proposed development, but have requested that efforts are made to secure the adoption of the access and associated highway work by the county council.
- Discussions with Lincolnshire County Council Highways concerning highways matters. LCC Highways have responded positively to the proposals. Furthermore, John Sharpe at LCC Highways has agreed in principle that LCC would adopt the highway works associated with the access arrangements.
- Through the Council's planning team, discussions with the Environment Agency concerning flood mitigation measures. The EA has confirmed that flood mitigation measures would be required to attract the EA's support, namely finished floor levels should be set a minimum of 500mm above ground level, with flood resilient construction incorporated to a minimum height of 300mm above the predicted flood level.
- A topographical survey to understand the extent of services that run across the site. This survey has confirmed that there are no barriers to developing the site in relation to services such as gas pipes, storm drains and sewers.
- Discussions with the Homes and Communities Agency. The HCA, who are one of the key sources of government capital funding to support the delivery of the scheme, have provided a positive response to the proposal for the scheme. The

Investment Manager for the East Midland, Sandy Ward, has visited the site and has been provided with an overview of the development proposal.

- Discussions with Lincolnshire County Council Adult Social Care. Adult Social Care team at LCC have made available an £8m capital grant fund to support the delivery of 600 units of Extra Care Housing across Lincolnshire. Several discussions have taken place at an officer level concerning the proposed scheme, alongside opportunities for capital funding to support delivery.
- Discussions with various internal Council teams. A number of discussions have taken place with internal teams concerning the plans for the site. These discussions include the Council's Assets team, development contract team, and Environmental Services.

1.6 Scheme cost and funding sources

1.6.1 The total capital cost of the development proposal has been estimated at around £5.8m. A total of £5.2m in funding has been identified for the scheme, based on assumptions concerning private investment and government grant. Details of these sources of funding, which includes commercially sensitive figures in relation to private investment that Lace Housing are proposing to invest into the scheme, are set out in the Appendix 4 of this report.

1.6.2 This leaves a funding gap of around £600,000. A series of activities are taking place to bridge the funding gap, including the following;

- **Greater Lincolnshire Local Enterprise Partnership Growth Fund.** The GLLEP has recently invited expressions of interest for projects that require support to bring about delivery. An expression of interest, seeking capital funding to support the project, was submitted by the Council and Lace Housing on March 7th 2016. The outcome of this expression of interest will be determined in due course.
- **A further reduction in build costs.** Lace Housing are also exploring the development of a further two Extra Care Housing schemes in across Lincolnshire. Lace Housing are exploring how the build of these two schemes alongside the Spalding development can further reduce the build costs associated with the development, providing further economies of scale.

1.7 Land disposal

1.7.1 In order to understand the market valuation of the Council owned land at Kings Road, the Council has commissioned two independent valuations of the site. The results of these two valuation exercises are set out below. The full valuation reports for the site form part of the appendices of this report.

| | District Valuer | Banks Longs, Lincoln |
|---|-----------------|----------------------|
| Value of the site for proposed use | £213,000 | £175,000 |
| Value of the site for market use | £243,000 | £225,000 |

The report recommendation is that South Holland disposes of the site to Lace Housing at a value less than market consideration. It is proposed that the Council considers sale of the site at 50% of the open value attributed to the site by the District Valuer for the proposed use, equating to £106,500. The reasons for this as follows:

- **Match funding.**

1.7.2 In formulating a proposal for the site, the authority has held discussions with the Homes and Communities Agency; the major government body that oversees capital grant investment into new affordable housing. The HCA's stance in relation to affordable housing development on public-owned land is that, in order to reduce the call on government grant, local authorities should provide land at nil-value in order to contribute towards the delivery of schemes.

1.7.3 However, officers of the Council have made a case to the HCA to state that, given the proximity of the site to central Spalding and the fact that the site is accounted for within the general fund (as opposed to housing land within the Council's Housing Revenue Account), the Council would want to see some form of capital receipt should the site come forward for development. The HCA have given a strong indication that selling the site for a reduced value, thus enabling the Council to achieve a capital receipt whilst reducing the call on government capital grant, would be acceptable to the HCA when considering any forthcoming application for grant.

In that respect, the sale of the site at a reduced value would represent the Council's contribution towards the delivery of the scheme. This contribution would sit alongside the contribution that officers are seeking from Lincolnshire County Council, and also from the Greater Lincolnshire Local Enterprise Partnership.

- **Viability.**

1.7.4 As set out earlier in the report, the sale of the site to Lace Housing for £106,500 still leaves a funding gap of around £600,000. As set out earlier in this report, officers and Lace Housing are exploring a number of options to bridge this gap, but it is clear that there is a limit to the land value that the scheme can sustain in order to achieve delivery. In that essence, a reduced land value better represents the overall viability of the development.

1.8 Disposal Consents and Capital Receipt Accounting

1.8.1 The Council has general disposal consent that allows the authority to sell for less than market value, up to a value of £2,000,000, where the disposal supports 'economic, social or environmental wellbeing'. In order to further support housing development within the district, it is proposed that the capital receipt realised from the sale of the Council-owned site at Kings Road is directly invested into the delivery of new housing through the Council's wholly-owned housing company, Welland Homes Ltd.

1.9 A Lincolnshire model for Extra Care Housing

- 1.9.1 Good quality Extra Care Housing relies heavily upon good design. This includes design in relation to layout of individual apartments, the accessibility of on-site facilities, and the use of light and space to create attractive communal and social areas. Good design also plays a role in creating environments where those with dementia are able to live with relative independence.
- 1.9.2 Lace Housing are working closely with the Faculty of Architecture and Faculty of Social Care at University of Lincoln on a number of projects designed to further develop a model for Extra Care Housing in Lincolnshire. This includes work looking at developing a good design guide for Extra Care Housing, and looking at how assistive technology can support better health outcomes for residents in Extra Care Housing.
- 1.9.3 The Council, Lace Housing and the University of Lincoln have held initial discussions around how the work that the University are undertaking around furthering the model for Extra Care Housing can play a role in the proposed development at Kings Road, Spalding. The following has been proposed as part of those discussions;
- 1.9.4 That the University of Lincoln, working across the Faculties of Architecture and Social Care, is presently developing a 'good design guide' for Extra Care Housing in Lincolnshire. The guide will focus on will focus on developing best practice guidance for the design of the internal layout of Extra Care Housing schemes, the design of treatment rooms, design in relation to accessibility arrangements, and the design of communal space. The Council is being invited to consider whether it would like to become a supporting partner in this scheme, with the view for the design guide and the faculties of Architecture and Social Care to play a role in the final design of the layout and facilities within the proposed scheme at Kings Road, Spalding. This is with a view to ensure that the development at Kings Road plays a role in delivering excellence in the design of Extra Care Housing in Lincolnshire, and that the research and development that flows from the implementation of the design guide influences the evolution of extra care housing across the county.

1.10 Next Steps

- 1.10.1 Should Council approve the recommendations of this report, the project milestones and timeline for the scheme will proceed on the following basis;
- Council and Lace Housing to submit funding bid to HCA submitted during bidding window: May 2016
 - Detailed discussions with other funders: May - June 2016
 - Contract entered into concerning land transfer, with contractual requirement for funding and planning to be in place before transfer completes: May-June 2016
 - Planning application submitted: Summer 2016
 - Contractors appointed: October 2016
 - Start on site: November – February 2017
 - Scheme completion: December 2017 - March 2018
 - First occupation: January - April 2018

2.0 Options

- 2.1 Approve to the recommendation. Should the Council approve the recommendations, work to bridge the funding gap will be able to proceed with assurances that both Lace Housing and officers are working towards a proposal with Council support. The process of submitting a planning application for the proposed development will also commence.
- 2.2 Do nothing. Should the Council not support the recommendations, then the proposed scheme will not come forward for delivery. This is because the scheme is dependent upon the transfer of land to Lace Housing, and the a sub-market land value in order to attract match funding from central government.

3.0 REASONS FOR RECOMMENDATIONS

- 3.1 The reasons for the recommendations are to secure the delivery of the proposed Extra Care Housing scheme at Kings Road, Spalding, meeting the strategic housing ambitions set out within the Council's Position Statement on Extra Care Housing 2015-2018 alongside a major critical activity set out in the Council's Corporate Plan Delivery Plan.

4.0 EXPECTED BENEFITS

4.1 The delivery of a strategically important form of housing to meet evidenced housing need.

- 4.1.1 As set out earlier in this report, various sources of evidence suggest that there is a high need for Extra Care Housing in South Holland. Furthermore, the Council is aware that Lincolnshire is an area with one of the lowest levels of Extra Care Housing provision per capita in the UK, and that South Holland (with its ageing population structure) is the only district area in Lincolnshire without any Extra Care Housing provision. Consequently, the recommendation will be a major milestone in securing the delivery of Extra Care Housing provision in South Holland. Furthermore, the Council will play a role in the allocation of the homes built on the site, with priority going to local households in identified need.

4.2 Delivery of corporate objectives

- 4.2.1 The delivery of the proposed development at Kings Road, Spalding will ensure that the Council meets the aims of the Extra Care delivery strategy adopted by Council in March 2015, in addition to meeting all four of the priorities within the South Holland Corporate Plan 2015-19, specifically in relation to 'developing safer, stronger, healthier and more independent communities while protecting the most vulnerable'. The delivery of the proposed development will also achieve a significant 'critical activity' within the Corporate Plan Delivery Plan, which includes a target to deliver an Extra Care Housing Scheme by March 2018.

4.3 Inward investment

- 4.3.1 The delivery of the scheme will see just under £6 million in inward investment flow into the district, including central government grant for specialist affordable housing. The scheme will also create approximately 10-12 full time jobs, approximately £288,000 in New Homes Bonus based on the recently revised four-year figure, and estimated Council tax revenue of £35,000 per annum.

4.4 Regeneration

- 4.4.1 The Council-owned site at Kings Road, Spalding, has been vacant for a considerable period of time. Developing the site for the proposed use provides an opportunity to bring forward a vacant brownfield site in a prominent location within Spalding. The use of the site for the proposed purpose has been considered by the Council's planning team, who have provided a positive response to the proposals for the site. Furthermore, positive discussions have taken place with senior planning officers concerning the 'fit' with this proposal and the wider strategic planning of Spalding town centre. Finally, the proposal will secure the delivery of a building of a high design quality in a key location in central Spalding, contributing to the wider regeneration of central Spalding.

4.5 Strategic partnerships

- 4.5.1 The recommendation will contribute towards the creation of a strategically important relationship between the Council and Lace Housing; a specialist provider of older persons accommodation who operate across Lincolnshire, but who previously have never operated within and/or held a relationship with South Holland. Officers of the Council approached Lace Housing to discuss the delivery of an Extra Care Housing scheme in the district on the basis of their reputation as a quality provider, but also on the basis that there is a need to develop strategic partnerships with providers who cater for the needs of older people, given the population profile of South Holland as a district. It is hoped that the successful delivery of this proposal will enable the Council and Lace Housing to continue to build a strategic partnership based around the delivery of further housing to meet the needs of the district.

4.6 Reputation and prestige

- 4.6.1 As set out in this report, South Holland is a district without any form of Extra Care Housing provision. The recommendation will contribute to building the Council's reputation as an authority that proactively plans for housing designed to meet the identified needs of the local population.

Furthermore, the link between the proposed scheme and research and development in good design guidance through the University of Lincoln presents an opportunity to ensure that the proposed scheme for Kings Road reflects best practice in relation to the design of Extra Care Housing, helping to meet the aspirations set out within the South Holland District Council Position Statement on Extra Care Housing 2015-2018 for any provision within the district to be well designed and of a high quality.

5.0 **IMPLICATIONS**

5.1 **Carbon Footprint / Environmental Issues**

- 5.1.1 The development of an Extra Care Housing scheme will create an environmental impact. However the mitigation of these impacts will be dealt with through the planning process.

5.2 **Constitution & Legal**

- 5.2.1 As set out within the report, the Council is able to dispose of land at less than market value where the asset has been valued at less than £2m and where the disposal supports 'economic, social or environmental wellbeing'

5.3 **Contracts**

- 5.3.1 The recommendation concerning the disposal of Council-owned land at Kings Road, Spalding is 'subject to contract'. Any disposal of land would be dealt with via a contractual arrangement between the Council and Lace Housing.

5.4 **Corporate Priorities**

- 5.4.1 As set out with the report, the delivery of an Extra Care Housing scheme in the district meet each of the Council's four key priorities as set out within the Corporate Plan, specifically in relation to 'developing safer, stronger, healthier and more independent communities while protecting the most vulnerable'. The delivery of the scheme will also ensure that the Council meets the aims of the Extra Care delivery strategy adopted by Council in March 2015

5.5 **Financial**

- 5.5.1 The recommendation of the report in relation to the disposal of land at Kings Road, Spalding, holds obvious financial implications for the Council, namely in terms of the realisation of a capital receipt for the sale of the land, albeit it at a value below market value in order to support the process of attracting match-funding to support the development proposal.
- 5.5.2 It is anticipated that the broader development proposal will bring about wider financial implications, namely through the generation of New Homes Bonus and an increase in the size of the Council tax pool.

5.6 **Health & Wellbeing**

- 5.6.1 As set out in the report, the recommendation is intended to being about the supply of a form of housing to meet an unmet need. This includes accommodation specifically designed to support the needs of those living with dementia, frailties and life-long illnesses. In that sense, the recommendation will bring about the delivery of accommodation that will make a significant contribution towards improving health and wellbeing within the district.

5.7 Reputation

5.7.1 As set out in this report, South Holland is a district without any form of Extra Care Housing provision. The recommendation will contribute to building the Council's reputation as an authority that proactively plans for housing designed to meet the identified needs of the local population.

5.7.2 Furthermore, the link between the proposed scheme and research and development in good design guidance through the University of Lincoln presents an opportunity to ensure that the proposed scheme for Kings Road reflects best practice in relation to the design of Extra Care Housing, helping to meet the aspirations set out within the South Holland District Council Position Statement on Extra Care Housing 2015-2018 for any provision within the district to be well designed and of a high quality.

5.8 Risk Management

5.8.1 There are a number of factors that may pose a risk to the delivery of this scheme. These risks can be categorised along the lines of capital funding, revenue funding and development risks.

5.8.2 In terms of risks associated with capital funding, the scheme requires funding from a range of sources in order to support its delivery. This includes funding from the HCA, the GLLEP and other parties with an interest in securing high quality older persons accommodation in South Holland. Successful funding bids will be required to be made into each of these organisations to secure delivery. In order to increase the success of these funding bids, it is advantageous to be in a position where Council support for the scheme can be demonstrated, in addition to demonstrating significant progress in terms of feasibility and planning consent. Consequently, should Council approve the report recommendations, the likelihood of applications for funding being successful will increase helping to mitigate an element of this risk.

5.8.3 In terms of revenue funding, the development of national policy in relation to housing benefit for supported accommodation is being monitored by Lace Housing in respect of the viability of the proposed development. Immediate risks in relation to revenue funding have not been identified as things stand at present, but Lace Housing will continue to monitor the impact of future policy changes on revenue streams.

5.8.4 In terms of risk associated with development, these are being managed through the feasibility work that Lace Housing have undertaken. This feasibility work, which is outlined under 1.5.1 of this report, has sought to minimise risks associated with delivery of the scheme.

5.8.5 In terms of managing risks to the Council's interests, any contractual arrangements involving the transfer of land to Lace Housing will be on the basis of funding and planning being in place, protecting the Council's interest in the event of the scheme not coming to fruition.

5.9 Stakeholders / Consultation / Timescales

5.9.1 A decision on this matter is being sought now in order to enable the Council and Lace Housing to enter into the forthcoming HCA funding bidding process having obtained the support of the Council and having agreement in place concerning the sale of the site.

6.0 WARDS/COMMUNITIES AFFECTED

6.1 Spalding Castle

7.0 ACRONYMS

7.1 None.

Background papers:- None

Lead Contact Officer

Name and Post: Matthew Hogan, Strategic Housing Manager
Telephone Number: 01775 764524
Email: mhogan@sholland.gov.uk

Key Decision: Yes

Exempt Decision: No, albeit with one exempt appendix containing financial data relating to private borrowings and investment

This report refers to a Discretionary Service

Appendices attached to this report for consideration:

Appendix 1 District Valuers Report – **please note that this item is no longer available due to changes in Data Protection legislation.**
Appendix 2 Banks Long and Co Valuation Report
Appendix 3 Extra Care Housing Resident Case Study - Harry
Appendix 4 Lace Housing Brochure

(Please note that the following appendix is not for publication by virtue of Paragraph 3 (Information relating to the financial or business affairs of any particular person, including the authority holding that information))

Appendix 5 Summary of funding sources