

**North East Derbyshire District Council**

**Cabinet**

**30 July 2014**

**Purchase of Older Persons Bungalows in Tupton**

**Report No: EAH/MG/15/14/LS of Councillor E A Hill, Portfolio Holder with Housing Strategy and Social Inclusion, supported by Councillor M Gordon**

This report is public

**1. Purpose of the Report**

- 1.1 To obtain Cabinet approval for Rykneld Homes Ltd (RHL) to enter into negotiation with Woodall Homes for the purchase of three 2 bedroom older persons bungalows in Tupton.
- 1.2 To note that the estimated cost of the bungalows will be in the region of £210,000.

**2. Report Details**

- 2.1 Rykneld Homes Ltd (RHL) has been approached by Woodall Homes to discuss the private housing development that Woodall Homes are undertaking in Tupton. The mix of housing units includes 3 older person's bungalows. Planning permission has already been granted.
- 2.2 Woodall Homes are intending to offer these to a local housing provider. As the bungalows are primarily for older persons it makes sense for NEDDC to buy the bungalows to supplement it's current housing stock and for RHL to manage these under the current management agreement.
- 2.3 RHL will advise Woodall Homes about the design and specification that would be required by NEDDC to ensure consistency with current new build programmes being undertaken by RHL in partnership with NEDDC.
- 2.4 RHL would also ensure that future maintenance costs are in line with the current programmes and lifecycle replacements are in the current 30 year business plan.
- 2.5 Attached at Appendix 1 are the drawings and plans for the bungalows for information.

**3. Conclusions and Reasons for Recommendation**

- 3.1 The proposals support the Growth agenda of the Council.

- 3.2 The purchase of 3 housing units for older persons helps to deliver the additional housing needs in NEDDC.
- 3.3 Working with local housing developers encourages partnership working, local employment and increases future development options.

#### **4. Consultation and Equality Impact**

- 4.1 The proposal supports the housing need as identified in the 2013 SHMA (Strategic Housing Market Assessment). The list below gives an indication of the types of property that are required.
- 2 bedroom 4 person houses
  - 2 bedroom 4 person Lifetime homes bungalows for older people
  - 3 bedroom 5 person wheelchair standard family homes
  - 1 bedroom 2 person flats
- 4.2 The bungalows will be advertised, allocated and managed in line with the Council's current allocation policy.

#### **5. Alternative Options and Reasons for Rejection**

- 5.1 None identified.

#### **6. Implications**

- 6.1 None identified.

#### **7. Finance and Risk Implications**

- 7.1 The cost of the bungalows is approximately £70,000 per unit. This can be funded from the existing HRA development reserve.

#### **8. Legal Implications including Data Protection**

- 8.1 These are accommodated within existing arrangements.

#### **9. Human Resources Implications**

- 9.1 The project can be managed within existing resources and projects will be progressed through current working arrangements.

#### **10. Recommendations**

- 10.1 That Cabinet agree that Rykneld homes enter into negotiation to the purchase of three 2 bedroom bungalows from Woodall Homes at an estimated cost of £210,000.
- 10.2 That a further report be presented to Cabinet detailing the outcomes of the negotiation.

## 11. Decision Information

<b>Is the decision a Key Decision?</b> (A Key Decision is one which results in income or expenditure to the Council of £50,000 or more or which has a significant impact on two or more District wards)	Yes
<b>District Wards Affected</b>	Tupton
<b>Links to Corporate Plan priorities or Policy Framework</b>	Create jobs, build skills and attract capital Investment Increase housing Choice Look after the environment Improve peoples health

## 12. Document Information

Appendix No	Title
1.	Tupton Drawings Appendix 1
<b>Background Papers</b> (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers)	
Report Author	Contact Number
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