

Report of	Meeting	Date
Director (Commercial Services) (Introduced by the Executive Member (Economic Development and Public Service Reform))	Executive Cabinet	15 October 2020

TATTON DEVELOPMENT

PURPOSE OF REPORT

1. To present the list of shortlisted options for the name for the Tatton development and the process for how the name will be chosen.
2. To present the draft eligibility criteria for the extra care element of the scheme.

RECOMMENDATION(S)

3. To agree to the proposed names for the development and the process for choosing a name, which involves an opportunity for residents to vote on their preferred name.
4. To agree the draft allocations policy for consultation with the bodies identified at Paragraph 27.
5. To delegate to the Executive Member for Homes and Housing Authority to amend the policy following the consultation responses being considered.
6. To delegate to the Executive Member for Homes and Housing authority to approve and adopt the allocations policy, in current or amended form.
7. To delegate the signing of the S185 agreement (sewer abandonment), S247 agreement (stopping up order of Silverdale Road) and the S278 (road works) agreement to the Director of Commercial Services.
8. To delegate the signing of the getting building funding agreement to Executive Member (Resources).

EXECUTIVE SUMMARY OF REPORT

9. The Tatton development, including the extra care apartments is due to commence construction in January 2021, with completion by March 2022. To allow us to effectively promote the development the council needs to agree a name for the development and agree to an allocation policy to allocate the apartments in a fair and transparent way.
10. Due to the nature of the accommodation and the provision of the extra care element, it is necessary to incorporate the view of LCC and agree a series of priorities in order to comply with Homes England grant conditions.

Confidential report Please bold as appropriate	Yes	No
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Key Decision? Please bold as appropriate	Yes	No
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Reason Please bold as appropriate	1, a change in service provision that impacts upon the service revenue budget by £100,000 or more	2, a contract worth £100,000 or more
	3, a new or unprogrammed capital scheme of £100,000 or more	4, Significant impact in environmental, social or physical terms in two or more wards

REASONS FOR RECOMMENDATION(S)

(If the recommendations are accepted)

11. The naming of the scheme allows the local residents to take some ownership of the proposed development.
12. The allocations policy is required to ensure that the accommodation within the Tatton development is allocated in a fair and transparent manner.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

13. Allow the name of the scheme to be chosen by Members, this was rejected as this would not offer the opportunity for residents to take some ownership of the scheme.
14. To use the existing select move allocations policy to allocate the apartments and to not develop a separate allocations policy. This was rejected as the nature of the Tatton development scheme means that different needs and issues need to be taken into consideration in prioritising the accommodation. The proposed allocation policy also aligns with the allocations policy for Primrose Gardens.

CORPORATE PRIORITIES

15. This report relates to the following Strategic Objectives:

Involving residents in improving their local area and equality of access for all		A strong local economy	
Clean, safe and healthy homes and communities	✓✓	An ambitious council that does more to meet the needs of residents and the local area	

BACKGROUND

16. The name of the development has been considered against local links. The list of proposed names has been shortlisted following consultation with the Council Leader and Ward Members.
17. The allocations policy is needed to set out how the accommodation at the Tatton development will be allocated to those who would like to live there. In addition it confirms the joint working agreements between Chorley Council and Lancashire County Council.

Both organisations need to work together on the allocations primarily because of their core responsibilities. The county council has an important role through social care, while Chorley Council has an important role as the landlord and housing authority.

18. The policy has been produced in consultation with LCC during the development of Primrose Gardens. It is proposed that the allocation policy for Tatton will mirror Primrose Gardens. The policy that is currently adopted for Primrose and will be adopted for Tatton is attached in Appendix 1. In addition to the allocations policy an exceptions policy will be developed that will consider applicants who sit outside the core policy.

PROPOSED NAMES FOR THE TATTON DEVELOPMENT

19. The shortlisted names have been agreed with the Council Leader, Deputy Leader and Ward Councillors. A list of the shortlisted names are included at Table 1.

Table 1 – Shortlisted names for the Tatton Development

Shortlisted Names
Tatton Gardens
Tatton Meadows
Eaves Court
Healy Court
Tatton Community Hub

20. Subject to approval of the names it is proposed that a survey is issued to the local residents to allow them to vote for their preferred name. Officers have created a database of local residents who have consulted on the scheme. These residents will be provided within an opportunity to vote and will be encouraged to share this with their neighbours and local friends.
21. Residents and the local community will be provided with the opportunity to vote after planning permission has been granted with the vote remaining open for 1 month.
22. It is not proposed that the voting is opened Chorley wide as it is felt that the decision needs to come from those who benefit and are local to the scheme.

KEY ELEMENTS OF THE ALLOCATION POLICY

23. The aim of the policy is to promote independence and well-being; facilitate a balanced vibrant and sustainable community for older people within the setting of extra care housing which will play a key role in preventing and avoiding admissions to residential care and hospitals, and contribute to alleviating delayed transfer of care.
24. The policy sets out the approach that will be taken to achieving that aim, so that void times are minimised and allocations are handled efficiently and effectively. It sets out:
 - a. The service model for the Extra Care scheme, including the core care provision that all residents receive (and pay for)
 - b. The eligibility criteria for social housing
 - c. The qualification criteria for the accommodation – including priority for people able to demonstrate a local connection to Chorley.

- d. The housing, care and support need that will be considered in allocating accommodation
- e. Disqualification criteria

25. The key elements of the policy are how applicants will be assessed and prioritised for accommodation when it is available. This includes the priority banding and the allocations panel. These are set out in more detail below.

Priority Banding

26. As with other allocation policies, the draft policy for Tatton includes banding to separate and prioritise applicants for accommodation.

Priority 1	People who have an urgent need for re-housing and high care needs, who would otherwise move into residential care setting. This includes people who are unable to return home following a period in hospital or rehabilitation
Priority 2	People who have had a social care assessment (including reablement) that indicates that their current housing is no longer suitable and extra care accommodation would meet or reduce any ongoing statutory care needs, and would promote wellbeing as defined in the Care Act
Priority 3	People who have no statutory care needs who indicate that their current housing is no longer suitable and their independence and well-being would be promoted through living in an extra care scheme, thereby preventing or slowing down the need for care in the future

27. Within each of those bands, the policy gives priority to those who are currently living in Chorley, then those who can demonstrate a local connection and finally to those who live elsewhere in Lancashire.

28. An exceptions policy will be developed that will enable a degree of flexibility and discretion in circumstances where applicants may sit outside of the core criteria. Examples of this could include a situation in which a prospective tenant is co-habiting with a family member who is under 55. The specific wording of the policy will be agreed with the Executive Member.

Joint Allocations Panel

29. The policy sets out the approach to managing the allocations policy. The decisions will be made by a joint panel that comprises representatives from Chorley Council, the care provider for the scheme and from adult social care.

The policy sets out the aim that decisions on allocation will be through consensus. However, if agreement cannot be reached then the final decision will rest with Chorley Council as the landlord.

AGREEMENTS REQUIRED TO PROGRESS DEVELOPMENT

30. To facilitate the development, it is necessary for the Council to enter into a number of agreements with the statutory bodies as outlined below:

- Section 185 agreement – The Tatton development spans across Silverdale Road, it necessary to relocate a sewer to facilitate the build, an agreement is required with United Utilities for this;
- Section 247 – Stopping Up Order, to facilitate the development an agreement will be required from the department for transport to stop up Silverdale Road.
- Section 278 – An agreement will be required with LCC to agree any roadworks and the adoption of new roads.
- Getting Building funding – Officers are currently finalising the allocation of £5.2 million of getting building funding from the Central Government. This will require an agreement with the Lancashire Enterprise Partnership (LEP).

31. It is proposed that the signing of these agreements is delegated to the Director of Commercial Services

NEXT STEPS

32. To consult with agencies in Chorley who target the audience for extra care such as Age UK, Age concern and LSCFT who all support over 55's, and will also consult with the wider agencies who work to support customers with housing needs.
33. Once the allocations policy has been agreed, it will be applied to the applications received in advance of the completion of the build programme so that there is time to manage the opening of the Tatton Development.
34. To facilitate the completion of the agreements to allow works to progress on Programme.

IMPLICATIONS OF REPORT

35. This report has implications in the following areas and the relevant Directors' comments are included:

Finance		Customer Services	
Human Resources		Equality and Diversity	✓
Legal	✓	Integrated Impact Assessment required?	✓
No significant implications in this area		Policy and Communications	✓

COMMENTS OF THE STATUTORY FINANCE OFFICER

36. The sums outlined in the 'Agreements to Progress Development' section have been allowed in the capital programme.
37. The capital programme and revenue model included in the MTFs, will be revised subject to final confirmation of the funding from the Lancashire Enterprise Partnership (LEP).

COMMENTS OF THE MONITORING OFFICER

38. No comments in relation to the procedure for identifying a name for the site. As regards the allocations policy this is at the discretion of the council who need only act reasonably in setting its parameters. The process for consultation and adoption is appropriate.

MARK LESTER
DIRECTOR OF COMMERCIAL SERVICES

Report Author	Ext	Date
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