

Classification: Open	Decision Type: Key
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Report to:	Cabinet	Date: 12 January 2022
Subject:	Brownfield Housing Delivery Strategy - Disposal of the Former CPU Kitchen Site on Willow Street, Bury, to Enable the Development of Specialist/Supported Accommodation (Part A)	
Report of	Cabinet Member for Housing Services	

1.0 Summary

- 1.1 This report seeks approval for the disposal of Council-owned brownfield land in Bury, which has the potential to provide much needed supported housing for young adults with a physical and/or sensory disability or learning disability.
- 1.2 The former CPU Kitchen site on Willow Street in Bury has been derelict for some time. The Council is working with Irwell Valley Homes, a registered provider, to deliver a bespoke supported housing scheme to complement their existing Queensberry Place facility which is adjacent to the site. The scheme has capacity to deliver 13 new one bed apartments.
- 1.3 The Councils integrated commissioners for adult social care have played a key role in shaping the development proposals to ensure they meet the needs of this client group.

2.0 Recommendations

That Cabinet:

1. Approve the disposal of this site for supported living in accordance with the terms included within Part B of this report.
2. Delegate the finalised terms of the agreement to the Director of Economic Regeneration and Capital Growth in consultation with the Cabinet Member for Finance, the Cabinet Member for Housing Services, S151 Officer and Monitoring Officer.

3.0 Reason for Recommendations

- 3.1 To facilitate the Councils Brownfield first approach to housing delivery.
- 3.2 To accelerate the delivery of specialist accommodation to help meet the requirements of young adults with additional support needs.
- 3.3 To reduce revenue cost to the Council for holding, maintaining, and securing long-term derelict sites.

4.0 Alternative Options Considered and Rejected

- 4.1 Do nothing: Bury has high levels of housing need for specialist accommodation and supply is required in the marketplace immediately.
- 4.2 Market the site: Irwell Valley are proposing to deliver a bespoke supported housing scheme which would not be delivered in the current housebuilding marketplace.
- 4.3 The Council is currently disposing of 50+ additional sites through the Accelerated Land Disposal Programme. Capacity is limited and there is an acute shortage of specialist accommodation in the Borough. This disposal is 'oven ready', allowing resources to be spent unlocking other brownfield housing sites.

5.0 Background

This report is a component of the Brownfield Housing Delivery Programme being led by officers from Property and Housing within the Business Growth & Infrastructure Directorate.

- 5.1 The former CPU Kitchen site on Willow Street, Bury is a Council owned brownfield site of approximately 0.28 acres. The site is now derelict and an operational and revenue burden to the Council. It was approved for disposal as part of the Accelerated Land Disposal Programme in March 2021.
- 5.2 Like many other areas, Bury is facing an increasing shortage of housing for people with additional support needs. The Greater Manchester Health and Social Care Partnership in conjunction with the Housing Learning and Improvement Network, have suggested that Bury requires an additional 138 self-contained supported living units by 2031.
- 5.3 At present, there are approximately 1,500 live applications on the Council's Housing Waiting list and around 50% require a one bed property.
- 5.4 Releasing assets and brownfield sites such as the former CPU Kitchen site for housing development, gives the Council an opportunity to meet its housing targets and increase the supply of specialist/supported accommodation across the Borough.

6.0 Proposal from Irwell Valley Homes

- 6.1 Irwell Valley Homes are proposing to develop 13 self-contained, sustainable one-bedroom apartments for young adults with a physical and/or sensory disability or learning disability, to complement their existing Queensberry Place scheme. Some of these people are currently placed out of the Borough at a high cost to the Council, owing to the lack of suitable accommodation and/or support facilities for them in Bury. The Council's integrated commissioners for adult social care have

played a major role in shaping the development proposals to ensure they meet the needs of these specific client groups.

- 6.2 The new apartments will be multifunctional, all units will be fitted with assistive technology and purposefully built to accommodate hoists, wider door frames, space for wheelchair users and walk in shower rooms, all of which can be adapted to suit need at any given time.
- 6.3 The new homes will be built to the latest low carbon, eco-friendly standards (not reliant upon fossil fuelled gas boilers) and benefit from highly efficient air source heat pumps which cost less to run than traditional heating systems and use less energy.
- 6.4 The disposal of this asset will enable the Council to meet its statutory obligations to support individuals with additional support needs and, remove operational holding costs and Council liabilities for derelict land. Irwell Valley Homes will be responsible for the demolition of the existing buildings.
- 6.5 It should be noted that the completed development will produce around £17,341 of additional Council Tax income per annum and New Homes Bonus payments may be payable subject to district wide performance and in compliance with Government policy.
- 6.6 All properties will be owned and managed by Irwell Valley Homes in partnership with Persona. However, the Council has negotiated 100% nomination rights in perpetuity to all 13 dwellings.
- 6.7 This proposal has the potential to generate savings to the Council's Adult Social Care Budget of a minimum of £65k per annum based upon low-risk, low-need clients, as a consequence of bringing out of Borough placements back into the Borough. This value could be substantially higher if the individuals have higher needs. It will also help prevent other adults from being placed out of the Borough in the future. In addition, there are considerable housing pressures in Bury and Irwell Valley Homes is an experienced provider of specialist/supported living which, in collaboration with the Council, will unlock much needed specialist accommodation.
- 6.8 The proposed development delivers on the aspirations of the Council's recently published Housing Strategy and the ambitions of the Let's Do It Strategy. The full commercial terms of the proposed disposal are outlined in Part B of this report.
- 6.9 Irwell Valley anticipate submission of a full planning application in early 2022 with a targeted practical completion from Autumn 2023.

7.0 Appendices:

Appendix 1 – Proposed Site Plan.

8.0 Links with the Corporate Priorities:

- 8.1 This proposal contributes towards meeting the Council’s priorities across a range of policy areas including increasing the supply of housing to meet the requirements of those with additional support needs. It sets out plans for the delivery of housing development on brownfield land and an opportunity to create successful and inclusive neighbourhoods in conjunction with the Bury 2030 Let’s do it Strategy.
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9.0 Equality Impact and Considerations:

- 9.1 This proposal demonstrates a positive impact on people with protected characteristics and recognises the specific housing requirements of people with additional support needs.
- 9.2 The development of this site will reduce the Council’s operational holding costs and provide 13 much need homes for residents of the Borough.
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10.0 Environmental Impact and Considerations:

- 10.1 As a minimum, the new homes will be built to the ‘Future Homes Standard’, including the installation of energy efficiency measures to reduce fuel bills and cut carbon emissions.
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Assessment and Mitigation of Risk:

Risk / opportunity	Mitigation
The scheme doesn’t get delivered.	This is unlikely as Irwell Valley will be investing a significant amount of money in achieving planning and, Homes England funding has been approved for delivery. If the scheme does not get delivered the Council will have received payment for the land and removed its liability for long-term maintenance and repair.
The proposal will generate 13 multifunctional specialist/supported homes (which can be adapted to suit need at any given time) to help meet the Council’s housing targets.	
This derelict site is a wasted resource and a liability to the Council and it costs the Council time and money to maintain.	The sale to Irwell Valley Homes will generate income and cost savings as it will remove any repair and

	maintenance liabilities to the Council and, result in other social, environmental and financial benefits including council tax revenue.
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11.0 Legal Implications:

Approval to dispose of this land was agreed by Cabinet in March 2021. The Council must ensure that it meets the obligations of the best value requirements of s123 of the Local Government Act 1972. The full commercial information is set out in part B of this report. Detailed legal advice will be provided at all stages.

12.0 Financial Implications:

- 12.1 This scheme will enable the construction of 13 new homes for those with additional support needs.
- 12.2 The development proposals when complete will generate c. £17,000 per annum in additional council tax revenue to the Council, based upon current plans and current council tax levels.
- 12.3 On the basis of compliance with the government's programme and dependent upon the wider delivery of housing supply, the development proposals have the potential to generate New Homes Bonus payments. However, this is reliant upon the Council achieving the minimum threshold for new housing developments which it hasn't done for a number of years.
- 12.4 This scheme is also in accordance with the One Commissioning Organisations strategy of increasing the provision of supported living accommodation in Borough which will further deliver savings of a minimum of £65k per annum once all of the flats are fully occupied.

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Background papers:

None.

Please include a glossary of terms, abbreviations and acronyms used in this report.

Term	Meaning