

**OFFICER DELEGATION SCHEME  
RECORD OF DECISION**



**TO BE UPLOADED TO THE INTERNET BY DEMOCRATIC SERVICES**

<b>Date:</b> 4 <sup>th</sup> July 2023	<b>Ref No:</b> 2164
<b>Responsible Officer:</b> Ahmed Ajmi - Integrated Strategic Lead- Carers, Physical Disabilities and Prevention	
<b>Type of Decision (please refer to MO Guidance)</b>	
<b>Key</b> <input checked="" type="checkbox"/>	<b>Non-Key</b> <input type="checkbox"/>
<b>Freedom of Information Status:</b> <i>(can the report go in the public domain)</i> <b>Yes</b>	
<b>Title/Subject matter:</b> Supported Accommodation for young people (18-25) with Learning Disabilities - St Marys Place, Bury, BL9 0DZ.	
<b>Budget/Strategy/Policy/Compliance:</b>	
(i) Is the decision within an Approved Budget?	Yes
(ii) Is the decision in conflict with the council's policies, strategies or relevant service plans?	NO
(iii) Does the decision amend existing or raise new policy issues?	NO
(iv) Is the decision significant and/or does it meet the £100,000 threshold for recording?	NO
<b>Equality Impact Assessment</b> [Does this decision change policy, procedure or working practice or negatively impact on a group of people? <b>If yes</b> – complete EIA and summarise issues identified and recommendations – forward EIA to Corporate HR]	Initial EIA is positive as this provision is for young adults who have Learning Disabilities. A complete EIA will be completed in due course.

**Summary:**

Bury Council's Commissioning Division was approached by Mortimer and Mortimer, the owners of 18-20 St Marys Place, with the opportunity to redevelop the building to accommodate Adults who had additional needs. In line with the [Housing for those with additional needs: Strategy - Bury Council](#) Mortimer and Mortimer have agreed to convert the building into a bespoke supported living clustered accommodation scheme for young people (18-25) with a learning disability. The building is a grade II listed vacant office building, extending to approximately 500 SQ M (5435 SQ FT).

Building front:



The main details of the proposal are:

- Tenure – 20-year rolling FRI Lease
- Rent – Exempt.
- Care Provider – to be commissioned by Bury Council Community Commissioning Division
- Nominations- 100% for Adult Social Care requirements
- Housing Benefit– Indicative rent tested in principle and approved.
- Assistive Technology – full specification incorporated into the design.
- Renewable Energy – PV
- 9 self-contained units plus staff and internal communal space.
- Each unit will be over 50 sq. m in size.

**Wards affected:** Bury East

**Consultations:** N/A

**Scrutiny & Review Committee Interest:** N/A

**Options considered:** The initial option was for Six Town Housing to provide the housing management function at St. Mary's Place with the lease being held between Bury Council and the developer. Advice from legal and housing benefit colleagues was taken and a decision was made that this is no longer a feasible option due to an Options Appraisal recommending that the organisation is brought back to the Council.

Therefore, the only option is for the Council to engage with a Registered Provider to deliver the landlord function at St. Mary's Place for Subsidy purposes, as an Intensive Housing Management charge would need to be included in the rent schedule for it to be considered as exempt / specialist supported accommodation.

**Decision** *[with reasons]*

An Expression of Interest was sent out to Registered Providers on Bury Council's Registered Provider Framework in December 2022, no interest was received, primarily due to the proposed leasing arrangements and lease length. Therefore, a decision was made to approach Registered Providers outside of Bury Council's RP Framework.

An Expression of Interest was sent out to three Registered Providers with a known history of lease arrangements in the specialist supported housing sector. The Registered Providers approached were:

- Golden Lane Housing
- Inclusion Housing
- Empower Homes

One Expression of Interest response was received from Inclusion Housing. The Director of Housing, Liz Cook, advised that Procurement and Legal colleagues should be consulted to ensure they are satisfied that due process has been followed and that it is acceptable to enter in to discussions with Inclusion Housing. After considering the exercise carried out by the Commissioning Division, Procurement and Legal colleagues confirmed they are satisfied and made the following conclusions:

1. There will be no actual award by the Council to Inclusion Housing. So, no sole bidder exemption is required.
2. As a consequence of Point 1, there will be no enforceable agreement of any kind between the Council and Inclusion Housing.
3. Neither the Council's Contract Procedure Rules 2022 nor the Public Contracts Regulations 2015 are engaged as what is proposed is not a procurement.
4. The Concession Contracts Regulations 2016 are not engaged as there will not be the grant of a concession.
5. The requirement remains for a new Op Dec to be signed to replace the 22<sup>nd</sup> of February 2023 one which was predicated based on Six Town Housing carrying out the management function.

We are therefore now seeking an approval to proceed in informing Inclusion Housing that their Expression of Interest, to provide the landlord function at St. Mary's Place, has been successful and take forward discussions with them and the developer to deliver this much needed specialist supported accommodation scheme for young people (aged 18-25) with a learning disability.

**Background Documents:**



Expression of Interest- 18-20 St Ma

Decision made by:	Signature:	Date:
Executive Director – Health and Adult Care		28 July 2023
Section 151 Officer		4/8/23
<b>Members Consulted [see note 1 below]</b>		
Cabinet Member		28 July 2023
Lead Member	NA	
Opposition Spokesperson		

**Notes**

1. Where, in accordance with the requirements of the Officer Delegation Scheme, a Chief Officer consults with the appropriate Cabinet Member they must sign the form so as to confirm that they have been consulted and that they agree with the proposed action. The signature of the Opposition Spokesperson should be obtained if required, to confirm that he/she has been consulted. Please refer to the MO Guidance.
2. **This form must not be used for urgent decisions.**
3. Where there is any doubt, Corporate Directors should err on the side of caution and seek advice from the Council's Monitoring Officer.