

**REPORT OF THE LEADER OF THE COUNTY COUNCIL****SALE OF LAND AT MAUN VIEW, MANSFIELD FOR SUPPORTED LIVING HOUSING****Purpose of the Report**

1. To seek approval for a capital grant contribution of £25k from an approved capital allocation for Adult Social Care Supported Living projects, towards the development of a new housing scheme for people with complex needs.
2. To seek approval to sell an area of land of approximately 1.39 acres at Maun View, Chesterfield Road South, Mansfield, Nottinghamshire for Supported Living housing on the terms outlined in the report.
3. To seek approval for the Group Manager, Legal, Democratic and Complaints to enter into an appropriate commercial agreement in order to protect the Council's interests and investments in this matter.

**Information****Capital Grant Contribution**

4. Under the Transforming Care programme, the Council wishes to reduce the number of younger adults inappropriately placed in long stay hospitals. This is a duty placed on the NHS and Local Authorities following the Department of Health review into the failings of the Winterbourne View private hospital in 2012. It is also in line with the current Adult Social Care policy (updated Dec 2017) to support people to maximise their independence.
5. As a result of the Council's objectives and duties described in paragraph 4, the Council procured a partner to work with Adult Social Care to develop a bid for NHS England capital funding to be used to design, build, finance and operate a bespoke housing scheme for adults with complex learning disabilities and Autism. Choice Support was appointed as the successful partner.
6. The accommodation is required to be highly adapted to be robust and designed with key features and technology which will support people to be able to live safely within their local community. Ordinary housing options are not suitable for this cohort and without the additional NHS capital funding the alternatives to hospital accommodation are limited.
7. The ASCH team have a pre-approved capital allocation budget for investment in Supported Living Projects. As part of the bid development process for the NHSE capital grant, Choice Support and the Council will need to make their own financial

contributions to the scheme to ensure it is viable. The Council contribution would come from the approved budget. Committee Chair for Adult Social Care and Public Health Committee has been consulted and approves this approach and use of the funds.

8. The bespoke housing scheme will be deliverable if the NHSE capital bid of £1.9 million is successful together with contributions from Choice Support of £150,000 and £25,000 from the approved capital allocation for Adult Social Care Supported Living projects. Each party's investment in the scheme will be protected as a percentage of the asset by a commercial agreement. NHSE will take a legal charge over the property and ASCH will have 100% nomination rights to enable referrals to be made for those with the highest priority need. The three funding sources together will enable the project to go ahead and for Nottinghamshire residents to benefit from the significant investment of national capital.

### **Land Sale for Supported Living**

9. The subject site, which is adjacent to the former Maun View Residential Care Home was retained by the Council when the care home was sold as a going concern in 2012. The land is shown hatched black on the attached plan.
10. Following its appointment as successful partner, Choice Support identified the area of land at Maun View as being suitable for the housing scheme subject to planning. Choice has approached the Council to purchase this land. The sale of Council land to Choice Support would assist the Council and Choice in securing the NHS funding as it is difficult for Choice to source land elsewhere without a successful funding bid.

11. Terms for the sale of the land have therefore been agreed as follows:

Site: Land at Maun View as identified on the attached plan.

Purchaser: Choice Support.

Tenure: Freehold interest with vacant possession.

Sale price: £375,000 (three hundred and seventy five thousand pounds).

Condition: The sale will be subject to (i) the purchaser achieving a satisfactory planning consent for the proposed development (ii) Choice being successful with their NHSE Capital Funding sufficient to undertake the scheme (iii) the land to be used for support living housing (iv) Choice enter into an agreement with NCC for the provision of such housing (in accordance with the tender exercise) and for NCC to have nomination rights.

User: Supported living housing.

Nomination rights: The Council will retain nomination rights (as set out in paragraph 8).

Costs: Each party to bear their own costs incurred.

12. An independent market valuation of the site has been provided by Innes England. This valuation states that the market value of the site is £375,000. This valuation confirmed the Council's in-house valuation of the site. The Council's Estates team are satisfied the agreed disposal price complies with the Council's statutory duty on land disposal.

13. As a private treaty disposal to one party, in accordance with the Council's constitution, the Group Manager of Legal Services and the s151 Officer have been consulted in respect of this proposed transaction and whether it is appropriate to proceed. They are satisfied that it is appropriate to proceed on the basis of the conditions of sale and the Council's investment being protected by appropriate agreement.

### **Other Options Considered**

14. Other options considered include selling the site on the open market. This option would mean the housing scheme could not proceed as the funding application would fail without suitable land on offer and therefore fail to deliver the service benefits associated with Supported Living accommodation.

### **Reason/s for Recommendation/s**

15. To make best use of surplus land by delivering both a capital receipt whilst also meeting pressing service need and discharging the Council's duty to commission Supported Living accommodation in line with their Adult Social Care Strategy (updated December 2017) to support people to maximise their independence. The Council and Choice have the opportunity to bid for £1.9m of funding for vulnerable people for the County and the sale will help secure the funding.

### **Statutory and Policy Implications**

16. This report has been compiled after consideration of implications in respect of crime and disorder, data protection and information governance, finance, human resources, human rights, the NHS Constitution (public health services), the public sector equality duty, safeguarding of children and adults at risk, service users, smarter working, sustainability and the environment and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

### **RECOMMENDATION/S**

1. That approval is given to invest £25,000 from the ASCH supported living capital allocation in a new housing scheme for people with complex needs.
2. That approval is given for the sale of the freehold interest of approximately 1.39 acres of land at Maun View, Chesterfield Road South, Mansfield to Choice Support on the terms set out in the report.
3. That the Group Manager, Legal, Democratic and Complaints is authorised to enter into an appropriate commercial agreement in order to protect the Council's interests and investments in this matter.

### **Councillor Mrs Kay Cutts MBE**

Leader of The Council

### **For any enquiries about this report please contact:**

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### **Constitutional Comments (AK 12/12/2019)**

17. The recommendation falls within the remit of Policy Committee under its terms of reference. The Council is under a statutory obligation when disposing of land or buildings to obtain the best price reasonably obtainable on the open market. Therefore, Members should satisfy themselves of this.

### **Financial Comments (KRP 24/12/2019)**

18. As set out in the report the Council contribution of £25,000 will be funded from the approved capital allocation for Adult Social Care Supported Living projects and will be fully protected. The sale of the land is at market value, as confirmed by both in house and external valuation.

### **Background Papers and Published Documents**

- **None. Electoral Division(s) and Member(s) Affected**
- Ward(s): Mansfield West  
Member(s): Councillor Paul Henshaw, Councillor Diana Meale

File ref.: /ST/SB/50047

SP: 3591

Properties affected: 50047 - Remaining land at former Maun View site