

Committee Name and Date of Committee Meeting

Cabinet – 20 November 2023

Report Title

Canklow Development – Adult Care and Housing Delivery Programmes

Is this a Key Decision and has it been included on the Forward Plan?

Yes

Strategic Director Approving Submission of the Report

Ian Spicer, Strategic Director of Adult Care, Housing and Public Health

Report Author(s)

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Ward(s) Affected

Borough Wide (Adult Care proposals), Boston Castle (Housing proposals)

Report Summary

This report seeks approval from Cabinet to further develop the Council-owned Warden Street/Castle Avenue site in Canklow. This will provide much needed housing and social care provision on a site that has been dormant for many years. It will include two adult care apartments and one larger property providing accommodation with support, along with 13 new homes for council rent.

The report also finalises the capital investment required for the Castle View Day Centre, for people with complex needs, which was initially approved in October 2022.

Recommendations

That Cabinet:

1. Approve the finalised capital investment proposals for Castle View Day Centre.
2. Approve the development of the proposed supported accommodation model for Adult Social Care which includes two apartments, a larger property, and the required capital investment.

3. Delegate authority to the Strategic Director of Adult Care, Housing and Public Health, in consultation with the Cabinet Member for Adult Social Care and Health, to progress and formalise the commissioned care model for the adult social care supported living properties, to ensure compliance with statutory and regulatory requirements.
4. Approve the development of 13 new homes for council rent, on Warden Street, to be funded from resources approved as part of the Council's Housing Revenue Account.
5. Approve the appropriation of land between the General Fund and Housing Revenue Account, as identified in Appendix 2, subject to Secretary of State consent.
6. Delegate authority to the Strategic Director of Adult Care, Housing and Public Health, in consultation with the relevant Cabinet Member to make amendments to the scheme design, where this is necessary to comply with Planning or other statutory consultee requirements, or where site conditions otherwise prescribe a design alteration.

List of Appendices Included

- Appendix 1 Land Appropriation Plan
- Appendix 2 Initial Equalities Screening (Part A) – Adult Care & Housing
- Appendix 3 Equality Analysis (Part B) – Adult Care & Housing
- Appendix 4 Carbon Impact Assessment – Adult Care & Housing

Background Papers

- Rotherham Housing Strategy 2022-25
- Housing Development Programme 2023/24 – January 2023
- Proposals regarding day opportunities for people with high support needs
Cabinet paper – October 2022
- Proposals for the REACH service Cabinet paper – November 2021
- Market Position Statement

Consideration by any other Council Committee, Scrutiny or Advisory Panel
No

Council Approval Required
No

Exempt from the Press and Public
No

Canklow Development – Adult Care and Housing Delivery Programmes

1. Background

- 1.1 The Warden Street/Castle Avenue site is a Council-owned land asset, part of which was previously cleared under the Housing Market Renewal programme. The site has stood vacant for several years. Part of the land is held in the General Fund and part in the Housing Revenue Account (HRA). There is now an opportunity to develop land into much needed housing and provide quality accommodation for people with care needs.
- 1.2 The site offers a wide scope for development potential and opportunities for innovation, as well as being a good size and in a location known to have a strong community spirit. The site is:
- An existing Council land asset within a well established residential area, designated for general use.
 - The land area is approximately 1.7 acres which can accommodate a new day centre building with sensory community garden and allotment area, and new residential dwellings.
 - Both Adult Social Care and Housing have separately identified the site as being suitable to deliver against their strategic priorities.
 - The site has good access to road links and dual entry points.
 - Being close to the bypass, the area also supports accessibility of travel to the site from across the Borough.
 - Conveniently located as it is a ten minute walk from the Town Centre.
 - Close to transport links with bus stops within 100m.
 - Close to local amenities including doctors surgery, post office, recreation areas, local shop.
 - Preliminary site investigations and topographical survey have been completed.
- 1.3 It should be noted that previous partnership programmes between Adult Social Care and Housing have led to successful outcomes, with the most recent being the development of Conway Crescent. Conway Crescent is a purpose built modern respite facility which was rated 'Good' in its first year by the Care Quality Commission (CQC). The facility has been well received by local people with care and support needs and their families, as it enables respite services to be provided closer to home and in a more conducive environment to support and maximise wellbeing.
- 1.4 Building on these previous successes and ensuring a continual focus on achieving the right outcomes for people with complex care and support needs, the Warden Street/Castle Avenue site provides opportunities for further collaborative approaches between Adult Social Care and Housing. This report therefore seeks to extend the Adult Social Care investment within the site to develop accommodation with support solutions closer to home.
- 1.5 Investment in accommodation with support in the Borough will enable the Council to achieve a range of strategic aspirations including:

- Providing care closer to home to ensure people can maintain important personal and community relationships.
 - Actively promote people's wellbeing, helping them have a good life and be as independent, healthy, and well as possible.
 - Ensure diversity in services so that all people with care and support needs in Rotherham, whatever their age, background, or level of need, have more choice in their support.
 - Provide best value for the people of Rotherham.
 - Deliver modern, purpose-built facilities, that more effectively meet people's needs, within environments that are more conducive to maximising independent living.
- 1.6 Furthermore, the Council's Market Position Statement for Adult Social Care outlines a clear commitment to developing and delivering services closer to home for people with more complex and specialist support needs. As such, the site presents opportunities to address known gaps within the care sector whilst ensuring value for money for the Council in the longer term due to a reduction in more expensive out of Borough placements.
- 1.7 The site forms part of the HRA-funded Housing Delivery Programme, having first been introduced to the Programme via the Annual Housing Development Report – 2022/23, approved by Cabinet in July 2022. The latest programme refresh was presented to Cabinet January 2023, with a mid-year update subsequently presented to Cabinet July 2023.
- 1.8 The Housing Delivery Programme reports have identified that there is a clear and continuing need for more affordable homes across the Borough, an issue which is further exacerbated by the current cost-of-living crisis. The Council is therefore continuing to address this need through delivery of the Housing Delivery Programme, with a target to deliver hundreds of new homes between January 2018 and March 2026.

2. Key Issues

Castle View Day Opportunities for People with Complex Needs

- 2.1 Cabinet approved the construction of a new day centre facility in Canklow to replace the existing Learning Disability Day Service on 17 October 2022. The new service will offer modern accessible day opportunities with multi-functional fit for purpose facilities that promote independence, wellbeing and social inclusion.
- 2.2 The building design will ensure full compliance with accessibility standards in accordance with statutory regulations and takes into consideration the specific requirements of people with a learning disability. The design focusses on providing a modern, state of the art facility whilst providing a welcoming, calming and purpose-built environment.
- 2.3 The build will comprise of carbon reduction technologies and meet all building regulation standards aimed at reducing carbon and running costs.

This will be achieved by careful selection of materials, incorporating energy efficient building services and controls, and utilising energy efficient and sustainable building methodologies.

Capital Investment for Castle View

- 2.4 Cabinet previously agreed an investment of £2.1m capital funding for the development of Castle View. However, the report at that time stated that this was only indicative build costs. Future costs relating to inflation, land costs, fixtures and fittings and equipment to make the service operational were not known and could not be quantified until more detailed design proposals were developed.
- 2.5 Since then, the Warden Street/Castle Avenue site has been identified and design of the new building has progressed which has identified a range of factors that have impacted on the capital investment required by the Council:
- The rising costs of materials, labour and fuel costs have resulted in dramatic cost increases within the construction industry over the past few years following Covid and the war in Ukraine. Project delays due to the Covid outbreak have resulted in the increased construction costs now being applicable to this build.
 - An increase in the Building Cost Information Service (BCIS) rate (£393k).
 - The site is not level, meaning it is subject to additional ground works (£1m).
 - External works relating to highways, car parking, landscaping and fencing works have been included within the estimated cost brief (£1m).
 - The costs now include all applicable professional fees (£1m).
 - Contingency costs have increased based on the overall build cost (£300k).
- 2.6 Formal detailed estimated costed plans have been provided by the procured contractor which total £5,917,386 for the ground works and build costs.
- 2.7 In addition, capital funds did not include an element for fitting out and furnishing the building upon handover. This includes specialist moving and handling equipment and providing a specialist autism friendly and safe environment which is costed in the region of £500,000. Without the equipment the building and service cannot safely become operational.
- 2.8 This equates to a total capital investment by the Council's Adult Social Care Service of £6,417,386.
- 2.9 Whilst the level of investment is much higher than initially anticipated, this now captures a range of costs previously not quantified or impacted by unexpected economic impacts (see section 2.5). However, investment within the new day opportunities service will provide a long-term and lasting impact for people with complex care and support needs. This will ultimately lead to improved life chances, support in reducing health inequalities through

modern, purpose-built facilities and ensure that the Council can meet the needs of residents within the future service offer for Adult Social Care.

Adult Social Care Accommodation with Support

- 2.10 This report also seeks approval to develop accommodation with support solutions for people with complex needs as part of the Warden Street/Castle Avenue site, with proposals outlined for a seven-bed property and two 2-bed apartments.
- 2.11 Investment in accommodation with support within the Borough will address known gaps within the care sector, enable people to remain closer to home and maintain relationships which are important to them. Ultimately enabling people to age and live well.
- 2.12 Adopting this approach will also ensure that investment in care services remains within the Borough, thereby helping to maximise local spend in the local economy.
- 2.13 The lead care provider for the supported accommodation is yet to be determined and will depend on the final cohort of vulnerable adults to be supported.
- 2.14 The contractor will develop a flexible and sustainable construction, the driver for flexibility being the individual needs of the target group.
- 2.15 The properties will meet building regulations, which are increasingly demanding higher levels of fabric energy efficiency and better performing systems. The properties will consider cost-effective design strategies at the outset to reduce the increase in energy fuel prices.

Capital Investment – Adult Social Care Accommodation with Support

- 2.16 The formal detailed estimated costed plans provided by the procured contractor equate to £1,702,690 for the build costs. This is to construct both buildings on the allocated site at Canklow.
- 2.17 The project is still only at the outline design stage, therefore the estimated costs for 2023 are based on current BCIS rates. The final cost will be subject to change when the detailed designs are complete and accurate market tested costs obtained.
- 2.18 In addition, £200,000 will be required for fitting out and furnishing the buildings upon handover. It must be noted that this includes specialist moving and handling equipment and provision of a safe care environment.
- 2.19 The indicative funding requirement equates to a total of £1,902,690 and will be funded from the Council's adult social care capital fund. Full and accurate costings will be confirmed by March 2024 in accordance with the build programme plan.

Adult Social Care Capital Investment Proposal

- 2.20 The total capital investment to develop the Day Centre and accommodation with support solutions is £8,320,076 and can be met through existing Adult Social Care capital funds.

Day Centre for people with complex needs	£6,417,386
Specialist Adult Care residential dwellings	£1,902,690
Total Investment	£8,320,076

- 2.21 It is essential that the Council can meet the evolving nature of complex care and support needs. Adopting the solutions outlined in this report will reflect best practice in Rotherham to meeting resident's adult social care needs as close to home as possible whilst maximising their ability to lead safe, well and independent lives.
- 2.22 The proposals contained within this report support realisation of objectives within the Council Plan to develop alternatives to traditional models of care, maximise independence and stimulate the market requirement in terms of the Joint Health and Wellbeing Strategy (Priority 2 - Promoting independence and self-management and increasing independence of care for all people).

New Council Homes

- 2.23 Warden Street has been included in previous Housing Delivery Programme reports to Cabinet, as set out in paragraph 1.5, meaning that use of the site for the purpose of new housing development has been approved.
- 2.24 The Housing Delivery Programme was first presented to Cabinet September in 2020 and has been refreshed on an annual basis since. Recommendation two of the original September 2020 report stated:

2. That Cabinet note that proposals to deliver more than ten homes on any individual site, will continue to require a separate Cabinet report.

- 2.25 This report therefore also seeks approval from Cabinet to build a projected 13 new homes on Warden Street. Original forecasts for the site indicated potential for up to 25 new homes, however this has since been revised down because:
- Pre-application advice from the Planning Service identified that 25 homes may be considered over-development of the available area.
 - Housing have been directly commissioned by Adult Care to build two large, specialist supported dwellings which will reduce the land area available for these homes.
- 2.26 Canklow is a well-established neighbourhood predominantly made up of existing Council homes, with the Council having over 400 dwellings in the estate. There are no Council bungalows in Canklow and only one apartment, effectively meaning that the Council's stock is wholly family housing. The

availability of family housing was also supplemented by the recent delivery of 80 new, 2 and 3-bed homes through the Council's Clusters scheme, with all homes being completed summer 2020.

- 2.27 Given the absence of any local Council provision for older people or acute needs, the proposed scheme design comprises 12, 2-bed apartments for older people along with a 4-bed wheelchair user dwelling, designed to make best use of the available space.
- 2.28 The apartments will all have their own direct access front door (no internal communal areas) and will be constructed to an enhanced accessibility specification, designed to achieve the 'Category M4(2) Accessible and Adaptable Dwellings' standard defined under Building Regulations. Their specification will include:
- Level-access shower facilities.
 - Wider-access doors and hallways.
 - Additional space to allow wheelchairs or other mobility aids to be utilised.
 - Structural provisions to support later installation of ceiling track-hoists.
 - Structural provisions to support later installation of chairlifts (upper-floor apartments).
 - Integrated mobility scooter storage provision.
- 2.29 The 4-bed wheelchair user dwelling will also be designed to achieve the further enhanced 'Category M4(3) Wheelchair User Dwelling' standard defined under Building Regulations. This standard is sometimes referred to a Disabled Persons Unit. Utilising a 'dormer' bungalow construction which has been successfully employed in a previous scheme, this design allows the flexibility to support households with one or two members who have particularly acute housing needs whilst also providing for other household members or carers who have more general requirements but need to live together.
- 2.30 In view of the Council's net zero-carbon ambitions, all Council homes will also be constructed to the Government's Future Homes Standard (full technical specification pending), which means the properties will be future-proofed with low carbon heating and high levels of thermal efficiency which negates the need for fossil fuel heating (gas).

Appropriation of Land

- 2.31 Parts of the land at Castle Avenue/Warden Street are separately held in the General Fund and HRA respectively. To support the planned developments, appropriation of land between the General Fund and HRA will therefore be necessary. Appendix 1 identifies the specific areas of land which are to be appropriated between the General Fund and HRA.
- 2.32 Appropriation of land from the Housing Revenue Account to the General Fund requires consent from the Secretary of State in line with Section 19 of the Housing Act 1985. Appropriation of land from the General Fund to the

HRA can be approved locally under the provisions of Section 122 of the Local Government Act 1972.

3. Options considered and recommended proposal

3.1 A thorough options appraisal in relation to the Day Centre proposal was presented and agreed at Cabinet on 17th October 2022.

3.2 Option 1: Develop the site to deliver a new day centre and approve the associated investment requirement, in conjunction with 13 new homes for council rent.

Whilst this approach would help the Council to achieve several of the strategic objectives for Adult Social Care and Housing, it would not address the ongoing gap within the care sector for accommodation with support closer to home.

This option is therefore not recommended.

3.3 Option 2: Develop the whole site as a joint project between Adult Social Care and Housing to deliver a new Day Centre, two specialist residential dwellings, and approve the associated investment requirement, in conjunction with 13 new homes for Council rent.

This option will help the Council to deliver against several strategic objectives, enhancing care and support services for adults, and contributing toward the Council's ambitious housing delivery targets. Joint delivery will also make best use of an existing council land asset by maximising utilisation of the whole site.

This is the recommended option.

4. Consultation on proposal

4.1 The proposals for the construction of a day centre were subject to a full 90-day public consultation, the output of which was noted by Cabinet on 17 October 2022.

4.2 Boston Castle ward members have been consulted on the Housing proposals.

4.3 Subject to Cabinet approval of these proposals, residents will be formally consulted on both the Adult Care and Housing proposals via the planning process along with all statutory consultees. A formal planning application is being prepared in parallel with this report and is due to be submitted before the end of the calendar year.

5. Timetable and Accountability for Implementing this Decision

5.1 The Assistant Directors of Adult Care and Integration, and Housing, will have joint responsibility for implementing the project.

- 5.2 To help expedite potential delivery, a planning application is being prepared in parallel with this report, however neither submission of a planning application or planning approval infer any obligations upon the Council to proceed. A planning decision is currently anticipated early 2024.
- 5.3 A construction partner has already been procured with the scheme being developed under a two-stage 'Design & Build' process. This approach allows for the scheme to be designed in conjunction with a contractor, whilst not committing the Council to a build contract until all approvals are in place, including planning permission. Approval to enter into contract will be secured at a later date, subject to production of a capital business case as set out in section 6.
- 5.4 The latest project programme forecasts that a start on site should take place summer 2024, with completion by the end of 2025.

6. Financial and Procurement Advice and Implications

- 6.1 There are three elements to this project. The social care elements will be funded through general fund resources. The first is the Castle View Day Centre Facility. The estimated cost of this is £5,917,386 for building and ground costs and £500,000 for fit and furnishings, making a total of £6,417,386. The second is adult social care accommodation with support. This is expected to cost £1,702,690 to build and £200,000 to fit out. The total cost of the ASC element is £8,320,076. £2.1m will be funded from Regeneration and Environment, £1.8m from the Adult Social Care grant and £4,420,076 from the Learning Disability Accommodation Fund.
- 6.2 The 13 new Council homes will be funded using Housing Revenue Account (HRA) resources. Based on current assumptions the average cost per unit is £358k. The total cost for 13 units is anticipated to be in the region of £4.652m.
- 6.3 The HRA Business Plan model further assumes that social housing properties supported by grant funding will be let on Affordable Rent values, rather than Social Rent. However, this will be determined on a scheme-by-scheme basis, once full costs are known and with a preference for Social Rent to be applied, subject to an assessment of the financial viability of the proposed development; Affordable Rent is higher than Social Rent.
- 6.4 Whilst the primary source of funding for the scheme will be HRA resources, additional sources of subsidy will be pursued to improve the overall viability and affordability of the scheme. This may include Right to Buy (RTB) 'one-for-one' receipts, which are an internal form of subsidy, and/or external grant funding through Homes England and the South Yorkshire Mayoral Combined Authority, along with other providers as and where suitable opportunities arise. All grant funding applications will be subject to the Council's grant funding authorisation process. The precise combination of resources utilised will be based on the most appropriate source available.

Brownfield Land Release Fund 2 grant funding of £244k has already been awarded for this scheme.

- 6.5 The appropriation of land from GF to HRA and vice versa will have implications for both the HRA and GF capital financing requirement (CFR) value. The amount will depend on the respective value of the land.
- 6.6 There are a range of procurement implications requiring consideration within this report.
- 6.7 As identified above, a Contractor has already been procured in compliance with the Public Contracts Regulations 2015 (amended) and the Council's own Financial and Procurement Procedure Rules. The Contractor was procured via a direct award on rotation from a regional framework as a 2-stage design and build arrangement. These factors therefore provide the flexibility to compliantly alter the scope of the original brief/specification to meet the requirements set out in this report.
- 6.8 Other new procurement activity has been identified within this report, including fixtures and fit outs, as well as a lead provider for the supported accommodation. All these requirements must ensure they are procured in compliance with the Public Contracts Regulations 2015 (as amended) and the Council's own Financial and Procurement Procedure Rules.

7. Legal Advice and Implications

- 7.1 The Council has a duty under s5 of the Care Act 2014 to promote the efficient and effective operation of a market in services for meeting care and support needs for local people. This is also known as the market shaping duty.
- 7.2 The Care and Support Statutory Guidance ("the Statutory Guidance") sets out at paragraph 4.1, the aims of market shaping and the role of the Council in meeting outcomes: "High-quality, personalised care and support can only be achieved where there is a vibrant, responsive market of service providers. The role of the local authority is critical to achieving this, both through the actions it takes to commission services directly to meet needs and the broader understanding of and interactions it undertakes with, the wider market, for the benefit of all local people and communities".
- 7.3 The Council has a duty under sections 18 and 20 of the Care Act 2014 to meet needs for care and support, this may include the provision of accommodation. There is also a power under s19 of the Care Act 2014 to meet needs that fall below the eligibility criteria and to provide temporary urgent services before an assessment is carried out.
- 7.4 When meeting needs for care and support under the Care Act 2014 by way of the provision of accommodation of a specified types – this includes residential care, the Statutory Guidance specifies that the Council must ensure that the person has a genuine choice of accommodation, that there is

at least one option available and should ensure that there is more than one accommodation option available (paragraph 8.37).

7.5 The general appropriation power is section 122(1) of the Local Government Act 1972 (the 1972 Act). This states that councils "may appropriate for any purpose for which the council are authorised by this or any other enactment to acquire land by agreement any land which belongs to the council and is no longer required for the purpose for which it is held immediately before the appropriation ..."

7.6 However, appropriation to the HRA is also specifically dealt with in section 19(1) of the Housing Act 1985 (the 1985 Act): "A local housing authority may appropriate for the purposes of this Part 2 [dealing with the provision of housing accommodation] any land for the time being vested in them or at their disposal and the authority have the same powers in relation to land so appropriated as they have in relation to land acquired for the purposes of this part".

7.7 A number of points should be considered in relation to appropriation: there is no need for consent, in other words, it is a decision for the council alone (acting or resolving within its usual legal constraints); both powers cover (real) property of any kind – i.e. with buildings and not just "land" in the ordinary sense; there is no reference in section 19(1) to the land no longer being required for its current purpose, as appears in section 122(1); and the resulting powers in respect of the land appropriated to the HRA as set out in section 19(1) are wide ranging – by virtue of section 17 of the 1985 Act they include the erection of houses and the provision of facilities in connection with housing accommodation.

7.8 Further the provision of housing units as described in the report is consistent with the Council's Delivery Programme and its duties in relation to the provision of housing as set out in the Housing Act 1996.

8. Human Resources Advice and Implications

8.1 There are no direct Human Resources implications arising from this report however any potential subsequent impact on Human Resources will follow due process.

9. Implications for Children and Young People and Vulnerable Adults

9.1 The new delivery models for Learning Disability, Autism and high-level support services outlined in this report, will improve the service offer for all the adult cohorts supported by the Council.

9.2 The proposals contained within this report support positive steps to meet objectives in the Council Plan to develop alternatives to traditional care, maximise independence and stimulate the market requirement in terms of the Joint Health and Wellbeing Strategy (Priority 2 - Promoting independence and self-management and increasing independence of care for all people).

9.3 Young People who are in Rotherham’s Preparing for Adulthood Cohort are in scope, though the impacts will be for people aged 18 and over.

10. Equalities and Human Rights Advice and Implications

10.1 The proposals in this report support the Council to comply with legal obligations encompassed in the:

- Human Rights Act (1998), to treat everyone equally with fairness dignity and respect with a focus on those who are disadvantaged as a result of disability and Page 12 of 13.
- Equality Act (2010) to legally protect people from discrimination in the wider society.

10.2 The Equality Analysis provides further detail and can be reviewed in appendices 2 and 3.

11. Implications for CO2 Emissions and Climate Change

11.1 A Carbon Impact Assessment form has been completed and can be reviewed in Appendix 4.

12. Implications for Partners

12.1 Adult Care partners have formed an integral part of the co-production from the beginning. They are a crucial delivery partner in the Learning Disability Strategy. A system approach to learning disabilities provision is critical to the achievement of improved outcomes for people in receipt of these services and will be a fundamental principle to the engagement, vision, and strategy development.

12.2 Once built, the new council homes will be added into the Council’s Repairs and Maintenance contract.

13. Risks and Mitigation

13.1 The key risks are summarised in the table below. A detailed risk assessment will be provided alongside the business case for individual schemes as they are brought forward.

Risk	Mitigation
Pressure on construction labour and materials (both in terms of supply and costs) resulting from the Covid pandemic, EU Exit and invasion of Ukraine.	Risks recorded and monitored for all individual schemes, advance ordering, and storage of materials where appropriate / possible. Schemes fully designed and planning approved before committing to contractor costs.
Site suitability - even at a late stage in the process,	Scheme procurement is taking place via a two-stage ‘design and build’ process which

sites can be found to be unsuitable (for example due to severe contamination or high flood risk) or need to be restricted in terms of the type and numbers of new housing which can ultimately be achieved.	will allow sites to be appraised and suitable designs to be determined in advance of the Council entering into build contracts. This will help ensure that particularly problematic sites are dealt with and potentially removed from the programme before the Council is contractually committed to build. Grant funding will also help the Council to mitigate against the cost of ground remediation works but where a site is ultimately unsuitable for development it will not be brought forward.
Delays to development schemes resulting from utilities connections and other statutory undertakings.	Early engagement with relevant organisations and internal services, and robust project management processes in place with realistic contingencies for costs and delays.
Internal staff capacity – Legal, Procurement, Asset Management etc.	Ongoing dialogue between services regarding forward planning and resource requirements.
Community opposition.	Early and regular consultation with Ward Members, communication strategy to provide information on the schemes and explain the rationale. Formal consultation also takes place as part of the Planning process.
Funding availability / eligibility (Adult Care).	All costings are inclusive of appropriate contingency levels.
Funding availability / eligibility (Housing).	Continual dialogue with external funding bodies. Investment of time in robust business case preparation to ensure overall costs remain within Capital Programme approvals. Regular meetings with Finance colleagues to monitor programme.
Depth and breadth of the co-production exercise - ensuring that it is engaging and understood so that meaningful co-production can take place.	Work with advocacy and other relevant customer focus groups to support and ensure meaningful engagement and co-production.
Council flats elsewhere within the Borough which are restricted to older people can suffer from low demand.	The apartments have been ‘designed from the ground up’ to be particularly suitable for older people and people with disabilities. Advertisement of the homes will be considered through the Housing newsletter, Home Matters, and direct to applicants on the Housing Register to help establish early interest.

14. Accountable Officers

Kirsty Littlewood, Assistant Director of Adult Care and Integration
James Clark, Assistant Director of Housing

Approvals obtained on behalf of Statutory Officers: -

	Named Officer	Date
Chief Executive	Sharon Kemp	06/11/23
Strategic Director of Finance & Customer Services (S.151 Officer)	Judith Badger	01/11/23
Assistant Director, Legal Services (Monitoring Officer)	Phil Horsfield	31/10/23

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