

Joint Extra Care Housing Management Board Agenda

Date: Tuesday, 7th December, 2010
Time: 4.15 pm
Venue: Room 5 - Wyvern House, The Drumber, Winsford, CW7 1AH

The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and at the foot of each report.

PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT

1. **Apologies for Absence**

2. **Declarations of Interest**

To provide an opportunity for Members and Officers to declare any personal and/or prejudicial interests in any item on the agenda

3. **Public Speaking Time/Open Session**

Members of the public wishing to address the Joint Extra Care Housing Management Board on reports contained within the agenda for the meeting shall be given the opportunity to do so subject to:-

- 1 the opportunity being extended to one person to speak in support of each agenda item and one person to speak against each agenda item when called to do so by the Chairman;
- 2 an indication of the desire to speak on the agenda item being made by the person just prior to the meeting and the name supplied to the Democratic Services Officer in attendance. The first person registering to have precedence in the event of more than one person wishing to speak either for or against the agenda item;

For any apologies or requests for further information

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- 3 each person addressing the Joint Extra Care Housing Management Board being limited to three minutes speech;
- 4 an opportunity being provided for an expression of a contrary view, event though no prior notice has been given, when a member of the public has spoken for or against the item;
- 5 in the event of the person having registered to speak on an agenda item not wishing to take up their right to speak on the agenda item because it was deferred, the person will automatically be given the right to speak on the agenda item at the next meeting of the Joint Extra Care Housing Management Board;
- 6 the Chairman of the meeting having discretion to rule that a person wishing to address the meeting shall not be heard if, in his/her opinion, that issues or the organisation or the person wishing to make the representations on that issue had received an adequate hearing,

4. **Minutes of the Previous Meeting** (Pages 1 - 4)

To approve the Minutes of the meeting held on 7 September 2010 as a correct record.

5. **Funding for Round 5 Extra Care Housing PFI** (Pages 5 - 8)

To receive an update on the application for funding for the Round 5 Extra Care Housing PFI and consider the future of Joint Extra Care Housing Management Board.

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Joint Extra Care Housing Management Board**
held on Tuesday, 7th September, 2010 at Room 5 - Wyvern House, The
Drumber, Winsford, CW7 1AH

PRESENT

Councillor R Domleo (Chairman)
Councillor B Dowding (Vice-Chairman)

Councillors L Ford and P Mason

OFFICERS

Chris Chapman, Borough Solicitor, Cheshire East Council
Lynn Glendenning, Extra Care Housing Project Manager, Cheshire East
Council
Lucia Scally, Manager of Strategic Commissioning, Cheshire East Council
Dominic Oakeshott, People Finance Lead, Cheshire East Council
Mick Howarth, Head of Older People & Physical Disabilities, Cheshire West
and Chester Council

9 APOLOGIES FOR ABSENCE

Apologies were received from Councillor H Manley.

10 DECLARATIONS OF INTEREST

No declarations of interest were made.

11 PUBLIC SPEAKING TIME/OPEN SESSION

There were no members of the public present.

12 MINUTES OF THE PREVIOUS MEETING**RESOLVED:**

That the minutes of the meeting held on 15 June 2010 be approved as a
correct record.

13 SUBMISSION TO HOMES & COMMUNITIES AGENCY

Consideration was given to a report on the progress of the Councils'
submission on the Extra Care Housing Round 5 bid to the Homes &
Communities Agency (HCA).

The Project Director and officer from both Councils had been in active
discussions with the HCA in response to their request for additional

information in advance of the resubmission of a final Outline Business Case. Further information regarding development works, planning strategy and financial modelling had been sent to the HCA on 10 June 2010. The HCA has also requested information on benchmarking of costs against the Round 3 scheme. This information had been sent on 19 August and to date no response had been received. The Project Plan had been amended to cover the delays in resubmission and at present there was no impact on the date of Financial Close.

RESOLVED:

That the report be noted.

14 RESOURCE NEEDS FOR ROUND 5

Consideration was given to a report on the likely resource implications should the Round Extra Care Housing bid receive approval.

To ensure that the Bid was successful the necessary resources need to be in place to take the project forward. To help with this a project plan had been developed which showed the staffing resources that would be required by both Councils to implement the tender process for the PFI project. The time indicated in the plan was inclusive of work that would be delivered by advisors. The time shown for Cheshire West and Chester was indicative. As Cheshire East was leading the project, Cheshire West and Chester could agree the level involvement that they felt was appropriate.

The HCA would give 12 weeks notice of the meeting with the HM Treasury Group to discuss the bid. Once this date was established it was the intention to commence procurement of advisors so that they would be in place for the Project Review Group meeting.

RESOLVED:

- 1 That the resource implications be noted.
- 2 That the procurement of financial, legal and technical advisors, on receipt from the HCA of the date that the Councils and Treasury Project Review Group will meet to discuss the submission, be approved. This is prior to an offer being made to the Councils by the Treasury or the respective Councils consideration of the affordability of the project and acceptance of an offer if it is made.

15 EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED:

That the press and public be excluded from the meeting during consideration of the following item pursuant to Section 100(A) of the Local

Government Act 1972 on the grounds that they involved the disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 and public interest would not be served in publishing this information.

16 EXTRA CARE HOUSING CATERING SERVICES

Consideration was given to a report outlining the current position regarding the Catering Services within the current Extra Care Housing Schemes.

RESOLVED:

- 1 That the report be noted.
- 2 That Procurement Officers be encouraged to engage with social enterprise providers in the procurement process.

The meeting commenced at 4.15 pm and concluded at 5.00 pm

Councillor R M Domleo (Chairman)

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CHESHIRE EAST COUNCIL

REPORT TO: JOINT EXTRA CARE HOUSING MANAGEMENT BOARD

Date of Meeting: 7 December 2010
Report of: Lynn Glendenning
Subject/Title: Funding for Round 5 Extra Care Housing PFI

1.0 Report Summary

1.1 This report is to update on the application for funding to Homes and Communities Agency (HCA) and to look at the future of Joint Extra Care Housing Management Board (JECHMB).

2.0 Recommendation

2.1 That the withdrawal of funding be noted.

2.2 That the future role of the JECHMB be agreed to enable the terms of reference to be updated (current powers Appendix A).

2.3 That an Inter Authority Agreement to cover the management of the Round 3 PFI schemes be agreed and entered into by the respective Councils.

3.0 Reasons for Recommendations

3.1 Withdrawal of funding.

3.2 To enable the terms of reference to be updated to reflect the withdrawal of funding.

3.3 To cover the ongoing management of the currently operating PFI schemes.

4.0 Wards Affected

4.1 Poynton and Sandbach East & Rode in Cheshire East.

4.2 Blacon and Sutton & Manor, (Ellesmere Port) in Cheshire West and Chester.

5.0 Local Ward Members

5.1 Poynton – Cllr Roger West, Cllr Chris Beard, Cllr Howard Murray
Sandbach East & Rode – Cllr Elsie Alcock, Cllr Rhoda Bailey,
Cllr Andrew Barrett

5.2 Blacon – Cllr Reggie Jones, Cllr Marie Nelson, Cllr Alex Tate
Sutton & Manor (Ellesmere Port) – Cllr Kimberley Anderson,
Cllr Bob Crompton, Cllr Paul Donovan

**6.0 Policy Implications including - Climate change
- Health**

- 6.1 Potential loss of 330 units of Extra Care Housing plus communal facilities, 200 of which would have been for social rent. The demographic issues for Cheshire still remain as does the need to provide suitable accommodation to reduce future costs of residential care and promote independence.
- 6.2 Changes will need to be reflected in strategies of the individual Authorities.

7.0 Financial Implications

- 7.1 Both Authorities have incurred considerable costs in the development of the Outline Business Case and provision of information for the Homes and Communities Agency. These costs are currently estimated at just over £400k and will be shared on a 50/50 basis between both Councils. Discussions are ongoing with HCA with regard to these costs.
- 7.2 Any in principle funding agreement from the Supporting People Grant could still be utilised for Extra Care Housing provision. Cheshire East Supporting People Commissioning Body have agreed in principle that this funding remaining in place.

8.0 Legal Implications (Authorised by the Borough Solicitor)

Contracts governing the Round 3 Schemes are held jointly and severally by Cheshire East Council and Cheshire West and Chester Council. Severing the contracts is not an option as it would constitute a substantial change to the terms and conditions and could be open to challenge under the Public Contracts Regulations 2006.

- 8.1 In order to facilitate the efficient management of Round 3 Schemes there is a requirement for an Inter Authority Agreement to be drawn up.
- 8.2 Amended terms of reference are required for the management of the contracts.

9.0 Risk Management

- 9.1 It now reverts to the individual authorities to agree how they will progress any development proposals.

10.0 Background and Options

- 10.1 A letter dated 22 November 2010 was sent to Cheshire East Council from DCLG and HCA jointly withdrawing the funding support for PFI pipeline projects and stating that they are not able to offer continued support for the Round 5 Extra Care Housing Project.
- 10.2 The letter also stated that the HCA will work with the Authorities to consider future options.

10.3 The Round 3 PFI schemes are operational and will need to be managed via an agreed Inter Agency Agreement.

11.0 Access to Information

The background papers relating to this report can be inspected by contacting the report writer:

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