



# Northumberland

## County Council

CABINET

DATE: 8<sup>TH</sup> SEPTEMBER 2020

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### **Proposed Appropriation of Lyndon Walk, Blyth from The General Fund to the Housing Revenue Account**

**Report of:** Phil Soderquest, Head of Housing and Public Protection

**Report of Cabinet Member:** Councillor John Riddle

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#### **Purpose of report**

To seek approval to the land and buildings at Lyndon Walk in Blyth being transferred from the General Fund to the Housing Revenue Account to enable the Council to develop the site for 10/12 assisted living residential units.

#### **Recommendations**

It is recommended that the Cabinet approve the transfer of Lyndon Walk, Blyth from the General Fund to the Housing Revenue Account.

#### **Link to Corporate Plan**

This proposed building transfer is relevant to the Corporate Plan in ensuring that everyone in the community feels safe, valued and part of the community.

#### **Key issues**

To enable the County Council to deliver its assisted living programme in Blyth.

## **Background**

1. The Council is committed to ensuring that people feel safe, valued and part of the community. This includes supporting people to live independently in the community with support tailored to meet their care and support needs.
2. Council Extra Care and Supported Housing Strategy commits to increasing the level of supported accommodation available across the County and the Council have also committed to building up to 1000 council homes. The Council's Market Position Statement identifies supporting people living with Dementia as a priority for the Council, therefore, the aim of this project is to build 10/12 Dementia friendly bungalows to support people living with Dementia and enable them to continue to live in the community.
3. The proposed development is to be on the site of former offices and accommodation at Lyndon Walk in Blyth, and adjacent to an existing in-house residential care service. The residential care service will remain in place and we anticipate some natural synergies between the services.
4. The site is surrounded predominantly by housing stock which is a mix of privately-owned and rented accommodation.

## **Implications**

<b>Policy</b>	In accordance with the Council's Policy to provide supported living accommodation.
<b>Finance and value for money</b>	An independent valuation has been obtained from George F White. This indicated a market value of £50,000 (fifty thousand pounds) for the freehold interest in the property.
<b>Legal</b>	Transfer of the property from General Fund to Housing Revenue Account.
<b>Procurement</b>	Development of the site will be subject to NCC's normal procurement procedure.
<b>Human Resources</b>	N/A
<b>Property</b>	Redundant building to be demolished and the site transferred to Housing who will develop for Assisted Living.
<b>Equalities</b> (Impact Assessment attached) Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	N/A
<b>Risk Assessment</b>	None
<b>Crime &amp; Disorder</b>	N/A

<b>Customer Consideration</b>	Provision of supported living in accordance with the Council's policy.
<b>Carbon Reduction</b>	The properties will meet any current legislation.
<b>Health and Wellbeing</b>	Provision of supported accommodation to enable clients to continue living in the community.
<b>Wards</b>	Blyth Cowpen.

**Background papers:**

Council Extra Care and Supported Living Strategy.

**Report sign off:**

***Authors must ensure that officers and members have agreed the content of the report:***

	<b>Full Name of Officer</b>	<b>Approval Given</b>
Monitoring Officer/Legal	Liam Henry	Yes
Executive Director of Finance & S151 Officer	Chris Hand	Yes
Relevant Executive Director	Juliemma McLoughlin	Yes
Acting Interim Chief Executive	Kelly Angus	Yes
Portfolio Holder(s)	Councillor John Riddle	Yes

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