

PART 1 - PUBLIC

Decision Maker: Resources Portfolio Holder

Date: For pre-decision scrutiny by the Executive and Resources PDS
Committee on 4th April 2012

Decision Type: Non-Urgent Executive Key

Title: **KINGSWOOD HOUSE, KINGSWOOD ROAD, SHORTLANDS**

Contact Officer: Heather Hosking, Principal Valuer
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Chief Officer: Director of Renewal and Recreation

Ward: Shortlands

1. Reason for report

This report considers the future of Kingswood House following its permanent closure on 31st March 2012.

2. **RECOMMENDATION(S)**

The Executive and Resources PDS Committee is requested to consider the proposed decision by the Resources Portfolio Holder and

The Resources Portfolio Holder is recommended:

- i) to agree to the retention of Kingswood House, Kingswood Road, Shortlands, to enable a consideration of alternative Council uses**
- ii) to authorise the marketing of the property if the alternative uses are not supported.**

Corporate Policy

1. Policy Status: Existing policy.
 2. BBB Priority: Excellent Council.
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Financial

1. Cost of proposal: N/A
 2. Ongoing costs: Recurring cost. £45,000 pa if retained
 3. Budget head/performance centre: Care Services
 4. Total current budget for this head: £642,000 for 2011/12
 5. Source of funding: Revenue
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Staff

1. Number of staff (current and additional): N/A
 2. If from existing staff resources, number of staff hours:
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Legal

1. Legal Requirement: Statutory requirement. S123 of the Local Government Act 1972
 2. Call-in: Call-in is applicable
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Customer Impact

1. Estimated number of users/beneficiaries (current and projected): N/A
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Ward Councillor Views

1. Have Ward Councillors been asked for comments? Yes.
2. Summary of Ward Councillors comments: Any comments received will be reported at the meeting.

3. COMMENTARY

The Executive agreed in February 2007 to pursue a reprovision programme for the Council's care homes for older people and as part of this process Members agreed at the Executive's meeting on 7th March to the permanent closure of Kingswood House.

Subject to all the residents having moved to suitable alternative accommodation, Kingswood House will close on 31st March.

Kingswood House occupies a triangular site of approximately 1.26 acres (0.512 ha) in an area of residential development. It provided thirty-nine places. Arrangements are in hand for the property to be occupied by a guardian service while it remains unused. It is likely that, under such an arrangement, the Council would be responsible for all utilities and other outgoings.

Two Council uses for this property are currently under consideration. The Education and Care Services Department has identified Kingswood House as a possible location for a respite centre for children with special educational needs and an options appraisal is currently being carried out. The Assistant Director (Housing) in the Renewal and Recreation Department is also considering an opportunity for an invest to save bid relating to the use of this property as temporary accommodation for homeless families. A report on this proposal is being prepared for the Executive's meeting on 23rd May.

In view of the interest in retaining this property for a Council use it is recommended that it be retained to enable these options to be pursued, but that authority be given to market the property if neither proposal is approved by Members of the Executive.

