

Report of the Chief Executive

DEMENTIA FRIENDLY BUNGALOWS1. Purpose of report

To seek Committee approval for the Housing Revenue Account (HRA) to purchase land at Willoughby Street on which to construct dementia friendly bungalows for the HRA, utilising funds from the Better Care Fund.

2. Background

Each year, second-tier authorities receive a capital grant from central government for the provision of Disabled Facilities Grants (DFGs). The amount of capital grant which Broxtowe has received has increased over recent years and is now given via the Better Care Fund. Broxtowe is currently meeting its obligations with respect to mandatory DFGs, as a result of an underspend last year and an allocation of £803,661 this year.

3. Detail

A scheme for two dementia friendly bungalows has been discussed with partners from the Nottinghamshire Better Care Fund and approval has been given to use £275,000 for the scheme. An extract from the business case is included in appendix 1. The amount earmarked from the DFG capital budget is considered to be adequate to fully undertake the project. The two bungalows will form part of the Council's stock on completion.

The piece of land at Willoughby Street is owned by Broxtowe Borough Council's General Fund and would have to be purchased by the HRA. It has been independently valued at £105,000. The land has been vacant for a number of years. A map of the site is included in appendix 2.

4. Financial implications

Rental income of £8,478.72 per annum would be generated from the two additional properties, based on the rent for similar dementia friendly bungalows built in Beeston in 2016. The average annualised maintenance cost for the two properties would be £2,600 (£1,300 per property). The scheme would ensure that grant funding from the BCF is utilised.

Recommendation

The Committee is asked to RESOLVE that the HRA purchase land at Willoughby Street on which to construct dementia friendly bungalows for the HRA, subject to decisions required by the Policy and Performance and Finance and Resources Committees.

Background papers

Nil