

..Item

# **CHANGE OF USE FOR DITCHBURN PLACE DAY CENTRE AND CONVERSION TO 2No. ONE BEDROOM SELF CONTAINED FLATS**



**To:**

Councillor Richard Johnson, Executive Councillor for Housing

**Report by:**

Mark Wilson, Development Manager, Housing Development Agency  
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**Wards affected:**

Petersfield

## **Key Decision**

### **1. Executive Summary**

- 1.1 This report proposes the conversion of Ditchburn Place day centre into 2No. one bedroom self-contained sheltered accommodation flats. This possibility to provide two additional affordable rented units has arisen because Cambridgeshire County Council has returned the unused day centre to the City Council. The 2 units will be in addition to the current 51 unit refurbishment of Ditchburn Place.
- 1.2 The report also requests approval for a capital budget for the HRA and Devolution grant expenditure covering costs for their conversion

### **2. Recommendations**

The Executive Councillor is recommended to:

- 2.1 Note the indicative mix of the proposed scheme to include:  
  
2No. One Bedroom Flats
- 2.2 Approve inclusion of a capital budget of **£125,000** to meet the land acquisition costs, recognising the transaction was carried out under delegated authority earlier in 2018/19.
- 2.3 Approve the indicative capital budget for the conversion of **£207,000** to cover all of the construction costs, professional fees and associated fees to deliver the extra units
- 2.4 Approve the addition of the works to create the 2 units to the existing build contract with Cocksedge Building Contractors Ltd  
This contractor is currently on site working on the larger refurbishment scheme

### **3. Background**

- 3.1. The Day Centre was originally leased on a long lease to Cambridgeshire County Council at a peppercorn rent with a side management agreement that allowed Cambridge City Council to recover management and service costs only. Following a review of their Day Centre Provision in 2015, the County Council took the decision to move the service users to other local day centres and close the service at Ditchburn Place.
- 3.2 The area has remained unoccupied since then and following negotiations with Cambridgeshire County Council, the lease has now been surrendered and the area handed back to Cambridge City Council.
- 3.3 The architect working on the current Ditchburn Place refurbishment has advised that the area is sufficient to create 2 additional one bedroom flats that would form part of the main building at Ditchburn Place. The provision of these two additional units of affordable housing is welcomed and any increase in units in an extra care scheme will make the delivery of care more financially viable for a prospective care provider as there will be

more residents to share the fixed costs associated with managing a care scheme and providing a 24 hour presence

- 3.4 In view of the closure of the Day Centre and the need for additional extra care housing it is proposed that this would be the best use of space for that section of the building.

## 4. Site Details

Appendix 1	Shows the Location plan for the Ditchburn Place.
Appendix 2	Shows the Layout as existing showing area to be converted to provide 2 additional units.

## 5. Implications

### 5.1 Financial Implications

The total capital budget required is **£332,000**. This comprises **£125,000** in land acquisition costs to terminate the lease of the day centre to the County Council and an indicative capital budget for the conversion to two new homes of **£207,000**.

The indicative budgets provided above are fully inclusive of works costs and all associated professional fees. As conversion is subject to planning application, the costs presented for this scheme are indicative.

The Housing Revenue Account Mid-Term Financial Review captures the funding available for the ongoing social housing programme. The budget for this scheme will utilise funding of £146,400 (30% of the total indicative costs) from Right to Buy receipts that must be expended to prevent them from being lost. It is then proposed to utilise devolution grant to fund the remaining £232,400 (70% of the total indicative costs).

### 5.2 Staffing Implications (if not covered in Consultations Section)

The schemes will be managed by the Housing Development Agency following liaison with the Supported Housing Team; Estates and Facilities Service and the Legal Services Team as part of the on-going commitment of 51 unit refurbishment of Ditchburn Place.

There are no other significant staff implications.

### **5.3 Equality and Poverty Implications**

A series of EQIAs was completed for the full Ditchburn Place project.

### **5.4 Environmental Implications**

None noted.

### **5.5 Procurement**

The conversion will form part of the existing refurbishment contact. All costs will be analysed by Cambridge City Councils appointed Employers Agent and Cost Consultant.

### **5.6 Consultation and communication**

This scheme does not involve the redevelopment of existing residential accommodation and will form part of the on going resident liaison.

### **5.7 Community Safety**

There are no recognised implications on Community Safety with the proposed developments.

## **6. Background papers**

Community Services Scrutiny Committee Report 25<sup>th</sup> June 2013.  
Ditchburn Place Refurbishment 13/59/CS

## **7. Appendices**

Appendix 1	Location plan for the Ditchburn Place.
Appendix 2	Layout as existing showing area to be converted to provide 2 additional units.

## **8. Inspection of papers**

To inspect the background papers or if you have a query on the report please contact:

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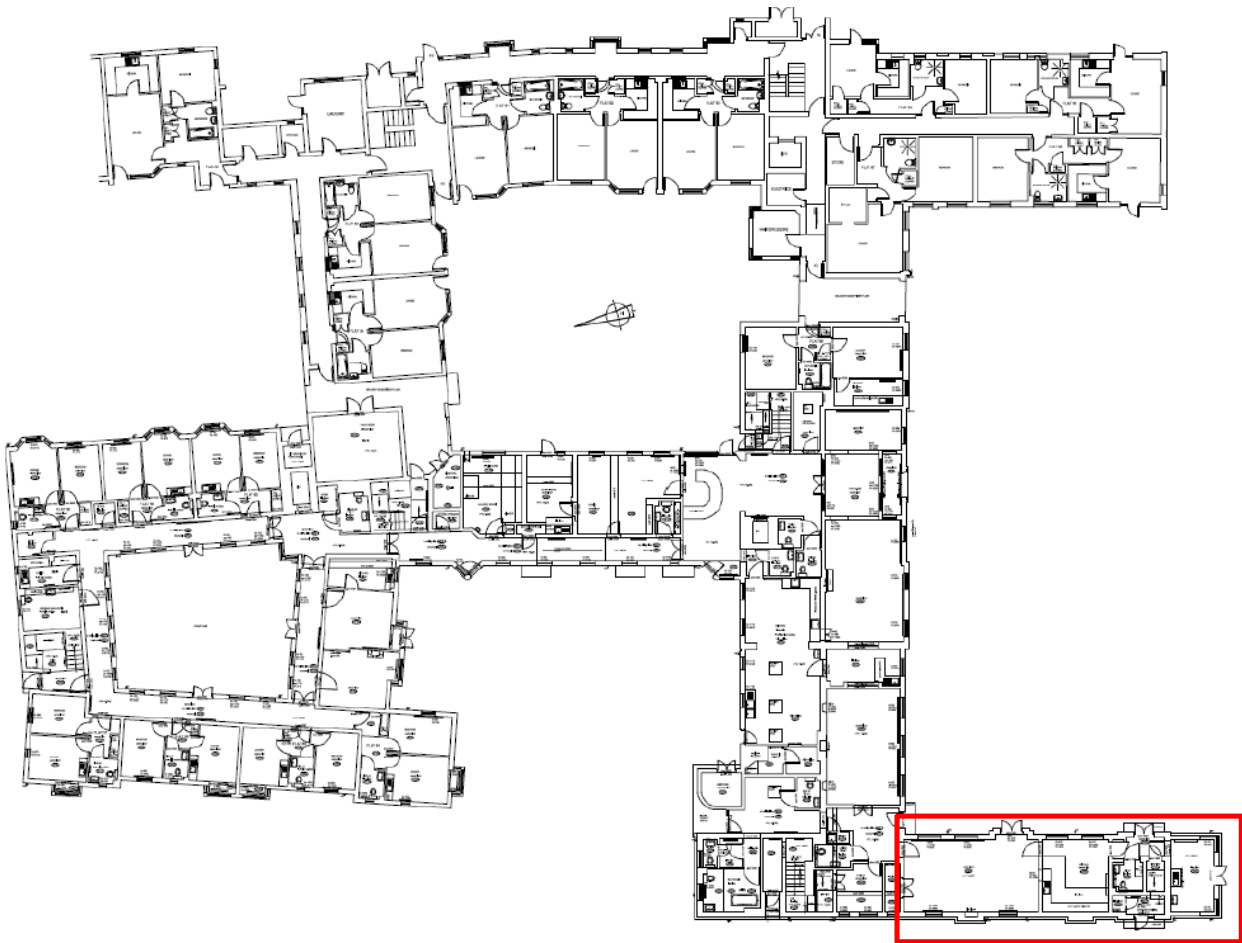
# Appendix 1 Location plan for the Ditchburn Place.



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Appendix 2

Layout as existing showing area to be converted to provide 2 additional units.



EXISTING GROUND FLOOR PLAN