

Shawfield Road Site, Ash

9 May 2022 (Version 4)

Introduction

The Council previously had two purpose-built day centres providing care and support services for elderly residents: the Park Barn Centre in northern Guildford and the Shawfield Day Centre in Ash. Following a consultation exercise, a decision was taken to consolidate day care services at the Park Barn Centre, with clients of the Shawfield Day Centre being transferred to the former. With the improved facilities and services available at the Park Barn Centre and by consolidating staffing, it was considered that clients would receive improved support and care. The decision also generated financial savings to the Council as part of its Savings Strategy.

The transfer of all day care services to the Park Barn Centre means that the Shawfield Road site is no longer required for its former purposes. This mandate looks at options for future alternative uses of the site. However, it should be noted that there is a charge on the title of the land requiring it to be used as a 'day centre' and this will have implications on the viability and feasibility of some options.

Strategy

1. Why should a programme/project be started now?

Following the closure of Shawfield Day Centre, a decision is required on the future use of the site.

2. What is the good idea, opportunity or problem to be solved?

The Shawfield Road site is available for alternative uses, such as affordable housing, extra-care housing or community facilities. The mandate seeks views on the preferred options.

3. What is the purpose of the programme/project and what outcomes or outputs will it deliver? List Success Criteria.

The project will deliver a positive alternative use of the Shawfield Road site. Success criteria include:

- contribution of the future use of the site to the Council's corporate priorities
- financial viability of proposals and/or generation of new income streams

4. What priority, corporate objective or strategy is fulfilled by this project?

Subject to preferred options, the future use of the site could contribute to the following corporate priorities:

- provide and facilitate housing that people can afford
- tackling inequality in our communities
- work with communities to support those in need

Options Evaluation

5. What are the potential strategic options to deliver a solution?

1. Leave the site and premises vacant.
2. Redevelop the Shawfield Road site for affordable housing.
3. Redevelop the Shawfield Road site for alternative uses such as key worker or extra-care housing (including discussions with other health and social care providers).
4. Explore options for potential community uses of the site.
5. Sell the site

(Options 2-4 will be subject to successful negotiation and resolution of issues relating to the charge on the title of the site.)

Considerations

6. Who is the lead Director & Service Manager who will lead and direct the project and who will be managing/using the projects products once they are handed over?

Ian Doyle (Director of Service Delivery), Matt Gough (Head of Housing) and/or Samantha Hutchison (Head of Community Services). Councillor Julia McShane (Lead Councillor for Community and Housing)

7. What impact assessments have been undertaken and what are the impacts on other Service Leaders and/or other programmes/projects?

An environmental impact assessment would be needed for any proposed redevelopment of the Shawfield Road site.

8. What general approach will the project take to deliver?

Any redevelopment of the Shawfield Road site could be delivered by Corporate Programmes on behalf of the Head of Housing. The Community Services Manager would lead on potential community uses of the site.

9. When and why must the project start and finish?

An early decision on preferred options for the site should be made to bring it into productive use and prevent its deterioration.

Resources

10. Which stakeholders are or need to be, involved in the project

Corporate Management Team, Lead Councillor, Executive and Executive Advisory Board

Local Ward Councillors

Ash Parish Council

NHS and Surrey County Council

11. What specialist resources (internal and external) are needed to consider this mandate and develop a strategic outline business case?

Internal Staffing – negotiations will need to take place with the relevant NHS agency on constraints imposed by the charge on the title of the site. Ongoing legal advice will be required.

External Consultants – Consultants (e.g. architects) would need to be engaged to support feasibility studies for any redevelopment of Shawfield Road site.

12. What Rough Order of Magnitude (ROM) are the likely Whole Life Costs (WLC) of the project and live service?

Costs for the redevelopment of the Shawfield Road site may be in the region of £3 million.

A successful negotiation with the relevant NHS agency to remove the charge on the site may have a financial cost. To give an indication, the NHS contributed £280,000 towards the construction of the day centre and this might form part of the basis of the valuation for any removal of the charge. The charge also gives the NHS an entitlement to 60% of any sale (this would include rental income from a lease).

Potential costs to proceed to the next stage to develop the Strategic Outline Case

Resource costs to progress to the next stage/gate and develop the Strategic Outline Business Case (SOC)

	Q4 (20/21)	Q1 (21/22)	Q2 (21/22)	Q3 (21/22)	Total	
Internal staffing costs	Existing internal staffing not costed but not to be under-estimated.					
Specialist external consultants' costs						Consultants would need to be engaged to support feasibility studies for any redevelopment of Shawfield Day Centre.
Total						

Issues, Assumptions & Risks

13. What are the strategic Risks, Assumptions, Issues,

Issues

The constraints of the charge on the title of the Shawfield Road site need to be resolved

Negotiations with the relevant NHS agency regarding the charge

The original NHS agency chargee no longer exists, so the successor will need to be determined with certainty

Consultation with stakeholders on potential uses

A full review of the title review needs to be conducted to confirm whether the land can be sold to a private developer, to resolve the unregistered land issue and to consider the need to appropriate the land for housing purposes if that option is being pursued.

Assumptions

There is an expectation that the Shawfield Road site will not be left vacant and that a viable, positive use will be identified.

Risks

The charge on the title significantly impacts on alternative potential beneficial uses of the Shawfield Road site. Without successful resolution of the charge, the Shawfield site could become redundant.

Dependencies, Constraints & Opportunities

14. What are the Dependencies, Constraints and Opportunities,

Dependencies

Identification of the relevant NHS agency chargee and successful negotiation in relation to the charge.

Constraints

The charge on the title requiring the Shawfield Road site to be used primarily as a day centre introduces legal complexities and potential costs

Current capacity within the Corporate Programmes team to deliver a redevelopment scheme

Opportunities

Provision of approximately 12 additional affordable homes on the Shawfield Day Centre site or other beneficial community uses.

Shawfield Road Site, Ash - Next Steps

The mandate was considered by CMT at its meeting held on 2 February 2022. Subject to a number of amendments to the text and clarification of issues relating to the implications of the charge on the site, it was agreed that, following consultation with the Lead Councillor, the mandate should be submitted to the meeting of the Executive Liaison Group on 2 March 2022.

The Executive Liaison Group considered the mandate at its meeting on 2 March 2022. Redevelopment of the site for affordable housing or to meet other housing needs, such as as key worker or extra-care housing, was a preferred option. Community use of the site was also an acceptable option, subject to there being a demonstrable need for community facilities in Ash and there being no ongoing costs to the Council.

Negotiations would take place with the relevant NHS agency regarding the removal of the charge on the site prior to the mandate being submitted to the EAB.

Reviewer List

Involved or Sighted so far and to be updated on changes

Stephen Benbough, Strategy and Communications Manager
Samantha Adam, PMO Officer
Ian Doyle, Service Delivery Director
Matt Gough, Head of Housing
Faye Gould, Procurement Manager
Rachel Harper – Corporate Programmes (Housing Lead)
Dawn Hudd, Strategic Services Director
Samantha Hutchison, Community Services Manager
Abi Lewis, Head of Regeneration and Corporate Programmes
Louise Odell, Interim Project Officer
Diane Owens, Lead Specialist (Legal)
Vicky Worsfold, Lead Specialist (Finance)
James Beach, Lead Specialist (ICT)
Francesca Chapman, Lead Specialist (HR)
Ciaran Ward, Information Governance Officer
PPM Governance Team
Marieke van der Reijden – Head of Asset Management
Corporate Management Team
Councillor Julia McShane, Lead Councillor
Councillor Joss Bigmore, Leader of the Council
Executive Liaison Group

Next to be consulted

Service Delivery EAB