

Officer Decision Record – Executive Decision

If Key Decision: Decision Ref. No.

B069/25

If not a Key Decision write n/a above

OFFICER DECISION RECORD ⁱ

Officer Key Decisions are subject to the Council's Call-In Procedure (Annex 9 of the Council's Constitution <https://www.hertfordshire.gov.uk/about-the-council/freedom-of-information-and-council-data/open-data-statistics-about-hertfordshire/who-we-are-and-what-we-do/who-we-are-and-what-we-do.aspx>)

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| Subject: Capital Grant funding to support the development of Extra Care housing at Elizabeth House, Welwyn Garden City | |
| Type of Decision: Executive | Key Decision (Executive Functions only): Yes |
| Officer Contact: Sarah Newman Tel: 07812322411 | Executive Member: <ul style="list-style-type: none">• Sally Symington (Adult Care, Health & Wellbeing)• Chris Lucas (Resources & Performance) Portfolio (Executive Functions only): <ul style="list-style-type: none">• Executive Member for Adult Care, Health & Wellbeing• Executive Member for Resources and Performance |

1. **Decision**

To approve capital grant funding of £2.5m from the £12.8m phase one capital budget secured in the IP set aside to assist viability for Extra Care housing to support the delivery of Elizabeth House Extra Care Housing scheme in Welwyn Garden City and enter into a Capital Grant Funding agreement with First Garden City Homes.

As agreed at Cabinet on 22nd October 2019, Developing Extra Care Housing Strategic Business Case Approval is sought through Delegated Authority to the Executive Director of Adult Care Services in consultation with the Executive Member for Adult Care, Health and Wellbeing, the Executive Director of Resources and the Executive Member for Resources and Performance.

April 2020

2. **Reasons for the decision**

Appropriate housing for older people in the form of Extra Care housing has become important in helping people remain healthy, engaged and independent, and it is now well established that good housing affects the health and care economy. Research shows that people generally do better in the enabling environment of Extra Care, which can help reduce, delay and prevent additional care needs arising.

Extra Care is designed for people over 55 with a low/moderate care need and should needs change, the flats can be easily adapted. The design is flexible to support aging in place. Care and support is provided to residents within their own flat.

The site is owned by First Garden City Homes and has planning permission for 51 one and two bed flats and associated communal/staff spaces subject to First Garden City Homes entering into a Section 106 Planning Agreement with Welwyn Hatfield Borough Council. The scheme will provide 100% affordable housing offering social rents to tenants. Nominations to the flats will be managed jointly by HCC/Welwyn Hatfield/First Garden City Homes.

3. **Alternative options considered and rejected**

Do nothing: Land values in Hertfordshire are high and plots are not always available to housing providers to provide affordable Extra Care schemes. The provision of communal facilities, potential for higher build costs and lower values on revenue weigh on viability.

4. **Consultation** (see *Summary of Requirements below*)

Was any Councillor consulted? Yes

If yes:

- (a) Comments of Executive Members: Noted and Agreed on 5th August 2025
- (b) Comments of other Consultees: First Garden City Homes sought input from the local community through an in-person exhibition event prior to the submission of planning and a questionnaire was distributed to capture a broad range of opinions. The exhibition generated significant interest and participation. The process revealed a generally positive reception towards the development.

5. **Any conflict of interest declared by a councillor who has been consulted in relation to the decision**

N/A

6. **Following consultation with the Executive Member, I am proceeding with the proposed decision.**

Signed:

Title: Executive Director of Adult Care Services

Date: 15 August 2025

[Following consultation with the Executive Member/Committee Chairman,] I am proceeding with the proposed decision. *(delete words in square brackets if no requirement to consult the Executive Member/Committee Chairman)*

Signed:

Title: Executive Director of Resources

Date: 18/08/2025

Copies of record to:

- All consultees
- hard & electronic copy (if required to be made available for public inspection) to Democratic Services Manager - Room 213 County Hall.ⁱⁱ

Summary of Requirements to Inform/Consult Councillors

| Significance of Proposed Action | Controversial | Relevant Councillor(s) to be Consulted |
|------------------------------------|---------------|---|
| Technical/Professional/ Routine | No | No need to inform or consult councillors |
| Technical/Professional/ Routine | Yes | Executive Functions: Consult relevant Lead Executive Member and, where appropriate, Local Councillor Non-Executive Functions: Relevant Committee Chairman and, where appropriate, Local Councillor |
| Local | No | Executive Functions: Inform Lead Executive Member and Local Councillor Non-Executive Functions: Inform Local Councillor |
| Local | Yes | Executive Functions: Consult Lead Executive Member and Local Councillor Non-Executive Functions: Consult Local Councillor |
| General or County-wide | No | Executive Functions: Consult relevant Lead Executive Member (s) Non-Executive Functions: Consult relevant Committee Chairman |
| General or County-wide | Yes | Executive Functions: Consult relevant Lead Executive Member (s) and the Leader of the Council Non-Executive Functions: Consult relevant Committee Chairman/Leaders all Political Groups |
