

Officer Decision Record – Executive Decision

If Key Decision: Decision Ref. No.

B083/25 [B083/25](#) Decision Record

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>)

Subject:

To seek approval to submit detailed Planning Applications for schemes expected to come forward during 2025/26 as set out in [the Supported Living Strategic Delivery Proposal](#):

- Tewin Road, Hemel Hempstead
- Nevetts, Buntingford
- Hewitts & The Firs, Abbots Langley
- Richard Cox House & Adjoining land, Royston
- Westbury, Letchworth
- Pin Green, Stevenage

Type of Decision: Executive

Key Decision (Executive Functions only): Yes

Executive Member/Committee Chairman:

Sally Symington (Adult Care Services) & Cllr Chris Lucas (Resources & Performance)

Portfolio (Executive Functions only): ACS & Resources

Officer Contact: Chris Badger, Executive Director of Adult Care Services

Tel: 01992 555430

April 2020

1. Decision

ACS/Resources Executive Members propose the following decision:

- a. To seek approval to submit detailed Planning Applications for schemes expected to come forward during 2025/26 as set out in [the Supported Living Strategic Delivery Proposal](#):

Tewin Road, Hemel Hempstead
Nevetts, Buntingford
Hewitts & The Firs, Abbots Langley
Richard Cox House & Adjoining land, Royston
Westbury, Letchworth
Pin Green, Stevenage

- b. The above schemes have been identified as vacant.
- c. All planning applications via Regulation 3 (Town and Country Planning General Regulations 1992) will be prepared and submitted by the Council's Property Planning Team.
- d. Delegated to the Executive Director of Adult Care Services in consultation with the Deputy Chief Executive & Executive Director of Resources, the Director of Finance and the relevant Executive Members to:
 - i. approve the spend of the Adult Care Services Accommodation Development and Strategy budgets to deliver the new Supported Living provision for adults in Hertfordshire, subject to the County Council approval of the proposed draft Integrated Plan 2025-26.
 - ii. approve the disposal of individual or multiple properties under the delegated threshold of (currently) £1 million from within the Adult Disability Services Supported Living portfolio. Noting that any disposal decision will be subject to the consultation framework which is annexed at Appendix C.
 - iii. approve the allocation of capital receipts from all properties disposed of from within the Adult Disability Services Supported Living portfolio to fund the delivery of new supported living in Hertfordshire.
 - iv. approve the redevelopment of existing County Council's sites within the Adult Disability Services Supported Living portfolio for four specialist provisions for people with higher care and support needs. This includes all ancillary legal, planning and procurement transactions, noting that any decisions regarding redevelopment will be subject to the consultation framework which is annexed at Appendix C.

- v. in consultation with the Director of Law & Governance, approve and enter into any agreements, including legal and funding agreements, required to deliver Supported Living provision for adults in Hertfordshire

2. **Reasons for the decision**

At Cabinet on 24 February 2024, it was decided to award the approved total funding for the Supported Living proposal of £47.7m. The proposal represents a [five-year delivery plan](#) to increase the supply and quality of supported living in Hertfordshire and in doing so delivers wider health and wellbeing outcome for individuals.

3. **Alternative options considered and rejected**

The Council explored alternative options which were rejected, as set out below and in [the Supported Living Strategic Delivery Proposal](#):

1. **Do Nothing**

- Inadequate quality of supported living due to condition, design and/or shared bathing facilities.
- Existing and future demand for working age adults with disabilities in Hertfordshire.
- Supported Living outside of Hertfordshire.
- Supported Living with a private sector housing provider and therefore not exempt for full housing benefit coverage and not regulated by the Regulator of Social Housing ('RSH').

2. **County Council registering as a Registered Provider and as a Homes England Investment Partner itself**

Whilst the County Council could consider registering as a Registered Provider and as a Homes England Investment Partner itself, to secure Homes England grant this is challenging, due to:

- The capital outlay that the County Council (over £200m) would need to undertake the development itself. This is in addition to personnel capacity.
- The lead in time to secure Registered Provider status with the Regulator of Social Housing (RSH) and Investment Partner Status with Homes England.
- Within the housing sector many smaller Registered Providers are merging with larger ones due to lack of scale to be able to respond to the Social Housing Regulation Act 2023 and associated focus on consumer standards and the requirements under the Building Safety Act 2022.

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

Was any Councillor consulted? **Yes**

If yes:

(a) Comments of Executive Member

Noted and agreed at Adult Care Services/Resources Joint
Executive Member Briefing on **5th August 2025**

(b) Comments of other consultees

Local County Council Members informed

Noted and agreed at Adult Care Services/Resources Joint
Executive Member Briefing on **5th August 2025**

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

(If a Councillor declares a conflict of interest DO NOT PROCEED without seeking advice from Democratic Services or Legal Services).

6. Following consultation with the Deputy Chief Executive & Executive Director of Resources, in consultation with the Director of Finance, Executive Director of Adult Care Services and relevant Executive Members

Signed:

Title: Chirs Badger, Executive Director, Adult Care Services

Date: 19 August 2005

Signed:

Title: Scott Crudgington, Deputy Chief Executive & Executive Director,
Resources

Date: 19th August 2025

April 2020

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	No	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	No	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	No	Executive Functions: Consult relevant Lead Executive Member (s) and the Leader of the Council Non-Executive Functions: Consult relevant Committee Chairman/Leaders of all Political Groups