

Executive

7 December 2016

Report of the Corporate Director of Health, Housing and Adult Social Care from the portfolio of the Executive Member for Adult Social Care and Health

Burnholme Health & Wellbeing Campus: Key decisions to further progress this development

This report seeks consent to complete the next phase of delivery of the Burnholme Health & Wellbeing Campus and secure a viable future for the former Burnholme Community College site (the **Site**) in Heworth ward.

Following extensive engagement with key stakeholders and robust procurement processes and in the context of a worked-up spatial plan for the redevelopment and previous Executive approvals, Members are asked to sanction the investment of £4.73m in new and refurbished community and library facilities, subject to Department for Education (DfE) approval to dispose of redundant land, as well as £200,000 in urgent repairs and works to the sports facilities on site.

Recommendations

1. The Executive are asked to:
 - a) Approve capital investment in the refurbishment and redevelopment of Community and Library facilities, subject to DfE consent to the sale of redundant land to the south of the Site.
 - b) Recommend to Council that the estimated £4.727m of costs for the community and library facilities are added to the Capital Programme with the costs to be funded from the capital receipt received from the future disposal of surplus development land on the Site subject to obtaining DfE consent necessary for such disposal. No capital costs will be incurred until official confirmation of the DfE consent has been received.
 - c) Approve capital investment in urgent repairs and capital works to the sports facilities on the Site.
 - d) Recommend to Council that the estimated £200,000 of costs for urgent repairs and works to the sports facilities are added to the Capital Programme with the costs initially being funded from capital

held for the use of the Older Persons' Accommodation Programme and subsequently being paid back from the capital receipt received from the disposal of development land on the Site.

Reason: To progress to delivering the Burnholme Health & Wellbeing Campus including the delivery of a Care Home as part of the Older Persons' Accommodation Programme.

- e) Request that reports are brought to Executive in 2017 to:
- i. Agree the management arrangements for the Community and Library facilities.
 - ii. Agree further investment in the Sports facilities and arrangements for their management.
 - iii. Confirm the appointment of the preferred bidder for the provision of the care home on the Site and any land sales associated with that appointment.
 - iv. Provide details of the health facilities that can be provided on the Site, the structure of the partnership which will deliver them and any land sales associated with delivering these facilities.
 - v. Agree to receive the recommendation, where relevant, to sell land for housing to the preferred developer.

Reason: So that the elements of the Burnholme Health & Wellbeing Campus can progress.

Summary

2. Executive agreed in May 2016 to proceed with the redevelopment of the Burnholme school site to deliver care, health, community and sports facilities as well as new housing.
3. The report provides an update on the Burnholme redevelopment and seeks sanction for the investment of £4.727m in new and refurbished community and library facilities, subject to DfE approval to dispose of redundant land, as well as £200,000 in urgent repairs and works to the sports facilities on site.
4. The proposal to invest in refurbished community, library and sports facilities and retain playing fields while also setting aside land for development to deliver a Care Home, health facilities and housing is forecast to be affordable based on current projections. This is because the development of land will release funds for the refurbishment of the

community, library and sports facilities, where existing site users will be accommodated. It is anticipated that the cost of operation of the community and library facilities can be sustained from rents and other receipts from users.

5. To date no objections have been received to the planning application for the community and library facilities that was submitted in August 2016 and the proposal is recommended for approval by the Area Planning Sub-Committee when they meet on 1st December 2016. It is therefore timely to agree the investment needed to build this facility.
6. The retained sports facilities on site also require urgent repairs and investment. The roof regularly leaks and, despite patch repairs, the severity of the leaks now pose a risk to the safe operation of the building. Immediate improvements to storage in the retained sports facilities will empower new users to use the centre. Therefore, capital investment for these works is needed. Investment of up to £1.2m in the sport facilities was envisaged as a later task in the redevelopment of Burnholme. Urgent works would bring forward part of this investment.
7. By making the decisions requested in this report we can continue to progress the redevelopment of the site in accordance with the Project Programme:

Planning approval for community & library facility, parking and access road	December 2016
Demolition of redundant classroom blocks	Q1 2017
DfE consent to dispose of redundant land pursuant to S.77 of the School Standards and Framework Act 1998	Q1 2017
Construction of new access road	Q1/2 2017
Selection of developer and operator of new care home	Q1 2017
Start on site for community & library facility	Q2 2017
Start on site for care home	Q3/4 2017
Community & library facility opening	Q2 2018
Demolition of nursery block	Q3 2018
Sale or self-development of land for housing	Q3 2018
Care Home opening	Q4 2018

Background

8. The Council is committed to securing a viable future for the Burnholme School site in Heworth ward. Burnholme Community College closed in summer 2014. During consultation on the school closure the Council committed to continue community use on the Site and encourage the on-going use of its sports facilities.
9. The strategic solution was presented to and agreed by Executive in October 2015, namely: continued community and sports use of the Site, complemented by wider health, care and enterprise services and new housing.
10. The spatial plan and the proposals for the Site (**Annex 1**) were the subject of extensive public information and engagement activity (between 1st March and 12th April 2016). The subsequent report to Executive in May 2016 noted the positive resident and stakeholder support for the plans, approved the redevelopment of the Site and agreed the spatial plan prepared for the Site as the guide to its redevelopment. Further engagement events were conducted in August 2016, prior to submission of the proposed Community & Library development for Planning approval.
11. It was also agreed that a developer will be sought for, or alternatively for the Council to undertake the, development for housing of approximately 4.5 acres on the Site subject to obtaining necessary DfE consent pursuant to relevant legislation since this land was in the past used as school playing fields. The funds released by this development were agreed to be used to support the provision of community, library and sports facilities on the Site.

The Vision

12. The vision for the redevelopment of the Site delivers a range of integrated public, private, community and voluntary activities and services, all of which support each other and contribute to improved health and wellbeing for the local community.
13. This vision is entirely congruent with the Council Plan key priorities of:
 - **A prosperous city for all** - where local businesses can thrive and residents have good quality jobs, housing and opportunities
 - **A focus on frontline services** - to ensure all residents, particularly the least advantaged, can access reliable services and community facilities

- **A council that listens to residents** - to ensure it delivers the services they want and works in partnership with local communities.
14. The co-location, within improved environments, of health and care providers, alongside community and voluntary sector groups and wider public, commercial and community services such as the pharmacy and social-enterprise led activity will provide an invaluable test-bed for a range of new models of integrated care.

Development Strategy

15. In order to achieve best value, yet retain control over build standards and usage, as well as being able to exploit synergies between the different areas of the Site, it is proposed that:
- a) pitches, sports and active leisure facilities are retained freehold by the Council (operational management may be separately procured at a later date); and
 - b) premises reserved for use by community, enterprise and third sector organisations (including accommodation for existing tenants such as the Burnholme nursery and Tang Hall SMART) and an Explore Library together with flexible spaces for training and lifestyle support are retained freehold by the Council and leased to the occupiers in return for an annual rental payment.
16. It has been agreed that, in order to obtain sufficient capital receipts to fund the community, library and sport facilities the following approach to development will be taken:
- a) approximately 1.1 acres is to be disposed of (by way of long term lease) as land for the development of a Care Home;
 - b) land is to be sold as the Site for the GP/primary care/NHS services, enabling our NHS or other healthcare provider partners to invest in the construction and running costs of the new facilities; and
 - c) approximately 4.5 acres of the Site which is not required for the uses described above will be sold for development (or potentially developed by the Council itself) of residential housing subject to receipt of DfE disposal consent and also subject to obtaining planning permission. The land could accommodate approximately 70 homes of which 25% would be affordable in line with planning policy.

Progress Since May 2016

Department for Education Consents

17. An application was submitted under Schedule 1 of the Academies Act 2010 for the appropriation and disposal of the redundant Burnholme Community College buildings at Area A. Consent was granted on 22nd August 2016. This consent now facilitates the delivery of the Care Home, the health centre and the community/library buildings on the site, as they are all planned to be located within the boundary of Area A, the area of the college site previously occupied by school buildings.
18. An application for disposal of Area C under Section 77 of the School Standards & Framework Act 1998 and Schedule 1 of the Academies Act 2010 has been submitted to the Secretary of State for Education. This application has been considered by the relevant DfE panel and they have recommended to Ministers that our application be approved.
19. An application for appropriation of Area B under Schedule 1 of the Academies Act 2010, alongside a letter advising the Secretary of State for Education that the Council considers that General Consent applies under the School Standards & Framework Act for these playing fields, has been submitted. The outcome of this submission is awaited, though has no impact on the proposals described within this report.

Enabling Works

20. New mechanical and electrical (M&E) supplies have been procured to:
 - ensure that redundant classrooms and other buildings can be safely demolished; and
 - enable the community/library and the sports facilities to be managed independently of each other at a later date.

Following formal tender and appointment, the contractor commenced work on 12th September. New electricity and gas supplies were commissioned and the formal “switch over” from the old to the new supplies successfully took place during the week of 7th November 2016.

21. In order for the further enabling works to be undertaken for the new community/library facility, the existing tenants were decanted into a relatively “new” classroom block, which already accommodated the nursery and training room. They will eventually move into the new community and library facility at the front of the site.

22. We are currently tendering the demolition of redundant classroom blocks and, subject to the outcome of this procurement, expect this work to begin in January 2017 and to be completed by Easter 2017.
23. We will also tender for the construction of the new access road which will serve the care home, housing and other areas of the site. Once planning permission is in place, and the redundant classrooms demolished, we can begin to build the new road.

Care Home Procurement

24. The OJEU notice for procurement of a partner to fund, design, construct and operate a dual-registered nursing home was published on 20th October 2016 and all relevant documentation uploaded onto Yortender. A shortlist of three bidders has been selected to move forward to the Invitation to Tender stage of the procurement and they will provide their proposals early in 2017.
25. The evaluation team will consider both financial (45%) and qualitative (55%) elements of the bids.
26. The Preferred Bidder is anticipated to be selected in February 2017 and a recommendation to appoint will be put before the Executive in Q1 2017.

Land available for residential development

27. The land identified for potential housing development (Area C) is expected to accommodate approximately 70 homes, primarily family houses. Of these, we expect that 25% will be affordable in line with planning policy. We have mooted this development opportunity with several developers and they reflect strong interest in this land as a development opportunity. The council also reserve the option to develop the housing themselves, as agreed by Executive in May 2016.
28. The development of land identified for housing is dependent on the Council being able to secure consent from the Secretary or State for Education for the disposal of the land. The consent process is currently on-going and has obtained the support of the relevant DfE consultation panel and, because of its links with the government's One Public Estate programme, from the Cabinet Office. We expect consent to be granted shortly. Any housing development would also be conditional upon planning permission being granted on satisfactory terms.

Investment Needed Now

Delivery of the community & library facility

29. Executive are asked to agree the investment in the community and library facilities at Burnholme. Delivery of this element of the Project will:
- a) demonstrate to bidders for the Care Home opportunity that progress is being made towards redeveloping the whole Site;
 - b) evidence Council support for community and voluntary sector groups and existing tenants at the Site;
 - c) enable the Tang Hall library to be relocated from out of date accommodation and to embrace its wider remit as an Explore Centre;
 - d) enable existing Tenants to vacate the Nursery Block, which will then be demolished, opening up the land for housing development; and
 - e) provide fit-for-purpose accommodation for services for vulnerable adults, which are currently provided from Burton Stone Lane Community Centre.
30. It is anticipated that the new community and library facilities will accommodate the following uses subject to agreement of leases on satisfactory terms:
- a) **Explore Centre** (moving from Tang Hall library)
To include library, children's area, space for IT and adult education (shared) and a reading cafe in the main entrance.
 - b) **Burnholme Nursery**
A charitable body, operating nursery facilities for around 30 pre-school children, including babies and toddlers.
 - c) **Tang Hall SMART**
A social enterprise that has two main strands: music-based clubs and events for local people and vulnerable groups, and entry-level music industry training.

d) Activity and meeting rooms

A range of spaces of different sizes and specifications, which can be rented on a sessional basis by individuals, groups or organisations, promoting social interaction and community cohesion.

e) Office bases

A number of offices are available for rent to community, voluntary sector organisations and for rent by local enterprises, particularly start-ups.

f) Specialist social activities for adults

The specialist activities, which are currently provided from Burton Stone community centre, will be accommodated within the new building.

31. The proposal is focussed around the existing school hall, which is a highly valued facility for the area. The design promotes the sharing of spaces, which are bookable on a sessional basis, for meetings, education and training and group activity. The proposals are shown in **Annex 2**.
32. A planning application relating to the community and library facilities, the access road and car parking was submitted in August 2016. Local people and existing user groups have been extensively engaged in the design development process and the planning application has received no objections during the formal consultation period. It is recommended for approval by the Area Planning Sub-Committee when they meet on 1st December 2016.
33. It is now timely that the Council agree to the investment in these facilities. This decision will allow procurement of the building works and allow us to keep to plan, with construction anticipated to begin in Q2 2017 and completion a year later. However, it is proposed that any contract for this work is not signed until written confirmation of DfE consent for disposal of Area C is obtained, expected to be in Q1 2017.
34. The Executive is therefore requested to approve capital investment in the refurbishment and redevelopment of Community and Library facilities, subject to DfE approval to dispose of redundant land at Area C.
35. Potentially interested parties for the development of a Care Home have indicated that they would be keen to see the works associated with the community & library facility move towards completion as soon as

possible because the new Care Home will be facing the community & library facility and a completed refurbishment and redevelopment would be more appealing for residents as they move into and settle in their new home. A decision to proceed with these works at the earliest possible opportunity will therefore allay some of these concerns.

36. As agreed by Executive in May 2016, the decision on the management of the community and library facilities will be the subject of a separate report to Executive in early 2017. As described in the report to Executive in May 2016, negotiations are underway with the Explore Library Service to take on the management of this facility, alongside their own activities on site, as an extension of their current contract with the Council. Appropriate commercial terms have yet to be agreed. Should the Explore Library Service not be able to take on the management of the wider facility, we will pursue other options including management by another of the tenants on site, self management or management by a third party.

Sports and active leisure facilities

37. The Burnholme site has continued to be maintained and used as an operational venue for sports clubs and other active leisure users, facilitated by the YorWellbeing team at City of York Council. Activity on this site, which includes ten acres of grassed pitches, has grown enormously since the school closed in summer 2014 and the Council is keen to maintain and enhance the facilities to encourage further uptake.
38. The emphasis is upon community use, use by informal teams and leagues and as a venue where sports entrepreneurs can provide services. We wish to retain the diversity of these uses while also attracting new customers. Current uses include:
- Bad Bargain Badminton
 - Beeswing Football Club
 - Bishopthorpe Cricket Club
 - Dunnington Football Club
 - Elmpark Junior Football Club
 - Elvington Harriers
 - Fight Fit Combat
 - Fulford Football Club
 - G2 Sunday Football
 - Hempland Kids Club
 - Heworth Green Football Club
 - Heworth Juniors Football Club
 - Heworth Rugby Club

- Jorvik Boccia
- Leisure Leagues
- Men's Fitness
- Netball Nights
- Osbaldwick Junior Football Club
- Raggy Dolls Netball Club
- Sambarca
- Tang Hall Tigers
- Wheldrake Junior Football Club
- Yapham Cricket Club
- York City Football Club
- York Disability Athletics Club
- York Hotshots
- York Hunters Handball
- York Minxsters Roller Derby
- York Phoenix
- York Vikings Basketball Club.

39. The sports buildings will be a prominent feature on the site once redundant school buildings are removed. For this reason, their external appearance, in particular the appearance of the dominant sports hall, will need to be improved and enhanced.
40. In the meanwhile, however, two problems have arisen, which have led the Council to propose that initial investment is required in advance of the main refurbishment. The roof to the sports hall has developed leaks, which have not been resolved by internal maintenance. Additionally, there is insufficient storage space for the wide range of groups who want to provide services to vulnerable user groups. We therefore propose initial investment of approximately £200,000 to address these issues.
41. It is, however, imperative that any such investment should be mindful of the longer term vision for refurbishment of the facility and it is for this reason that early design work has been commissioned to consider how later investment might enhance the buildings.
42. A future report to Executive will seek sanction for the larger-scale investment in the sports and active leisure facilities on site and their long-term management.

Implications

Financial

Capital costs

43. The redevelopment of the Burnholme site to deliver new community, library and sports facilities and enable the development of care, health and housing on site will cost approximately £7m and is forecast to be self-financing in relation to capital expenditure based upon current estimates of capital receipts for the care home, health and housing land and estimates of construction costs for the enabling works and redevelopment of the community & sports facilities.
44. It is anticipated that the Project will also attract private sector and health sector investment of approximately £20m.
45. The original capital modelling was completed following an external assessment of the Site and the likely requirements of refurbishment. Industry standard assumptions were made regarding fees and an appropriate level of contingency. In addition, an amount was included for inflation, based on BCIS industry standard.
46. As with all projects of this nature, the final costs of each element will not be known until its respective procurement process is complete.
47. Early enabling works were agreed to be funded from the Older Persons' Accommodation Programme budget. Once receipts are received from the sale of land at Burnholme the cost of the enabling works will be charged to these funds, releasing the Older Persons' Programme receipts for other uses.
48. The capital cost of works to the community and library facility is estimated to be £4.727m and will be funded from the sale of land on the site and is the subject of this Executive and Council sanction.
49. Urgent capital works to the sports facilities are needed at a cost of £200k and are the subject of this Executive and Council sanction.
50. The capital cost of the remaining works to the sports facilities is estimated to be £1m and will be the subject of a separate Executive and Council sanction.
51. The capital works will be undertaken approximately one year in advance of receiving the capital receipt, giving rise to short term cash flow costs that would need to be funded. However, capital receipts are already being generated ahead of schedule within the wider Older

Persons' accommodation programme and therefore the timing difference between income and expenditure can be managed within the existing corporate treasury management budget.

52. Financial monitoring of the whole Project is undertaken on a regular basis as new information regarding actual and projected costs for each element becomes available. This monitoring process continues to demonstrate that the Project will be completed within the original cost envelope.

Revenue

53. Upon completion, the new community and library facilities are forecast to be self-financing and thus a sustainable resource for local people.
54. We are in discussion with the Explore Library service regarding the proposal that they take a head lease, enabling that organisation to maximise usage and respond to operational requirements. Other options for the management of this facility are also available.
55. YorWellbeing service continues to manage the indoor and outdoor sports facilities on site, pending a decision being taken regarding the management of these areas in the future.

Legal

56. A full examination of the legal implications of the various property and procurement elements of this Project have been undertaken and these will be kept under review, and brought forward for due consideration, as we progress with the various elements of the Project.
57. External legal advice has guided the procurement of the Care Home, including the potential implications of TUPE in this regard.
58. The key legal implications at this stage relate to Department for Education consents for disposal of land at the Site.
59. Paragraphs 4 and 6 of Part 1 of Schedule 1 to the Academies Act 2010 requires that consent of the Secretary of State for Education is obtained before a local authority disposes of (or appropriates to non-educational use) any land or buildings which has been used for other school purposes (not as playing fields) within the last 8 years. This has been secured for the "brownfield" element of the school site, referred to as Area A, only.
60. Section 77 of the School Standards and Framework Act 1998 requires that consent of the Secretary of State for Education is required for

disposal or change of use by a local authority of land used as playing fields by a maintained school within the last 10 years.

Equalities

61. In considering these matters the Council must have regard to the public sector equality duty. In summary, those subject to the equality duty must, in the exercise of their functions, have due regard to the need to:
 - Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Equalities Act 2010.
 - Advance equality of opportunity between people who share a protected characteristic and those who do not.
 - Foster good relations between people who share a protected characteristic and those who do not.
62. The Equalities Act 2010 explains that having due regard for advancing equality involves:
 - Removing or minimising disadvantages suffered by people due to their protected characteristics.
 - Taking steps to meet the needs of people from protected groups where these are different from the needs of other people.
 - Encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.
63. An Equality Impact Assessment (at that time a “Community Impact Assessment”) for the Site was undertaken in July 2014 and remains valid. It particularly highlighted the positive implications of the Project for the health, security and wellbeing of all residents. This will continue to be updated as the project progresses.
64. An Older Persons’ Accommodation Project Board and a Reference Group have been established to act as a sounding board for the development of plans as the implementation of the Project unfolds. The project team also continues to use established channels to communicate with, and gather the views of, members of the local community, partners, stakeholders and staff.

Human Resources

65. The HR implications of the Burnholme Health & Wellbeing Campus are being monitored as the Project progresses.

66. Should TUPE obligations arise (and based upon recent care home closure experience it may not) potential bidders have been asked to identify the financial impact, based upon clear information issued via the procurement documentation

Crime & Disorder

67. Since the school closed and a large part of it is empty, the Site has been the subject of vandalism and trespass, including access to roof areas, which carries significant risk to the persons involved. We therefore seek to move forward with redevelopment as quickly as possible in order to remove these risks.
68. During redevelopment, plans will take account of design features, which minimise opportunities for vandalism and trespass and thus risk to the individuals concerned and ultimately financial risk to the Council.

Information Technology

69. There are no direct Information Technology implications to this report.
70. Provision has been made within the budget for the installation of an appropriate level of IT access for community use.

Other Implications

71. There are no other implications arising from this report.

Risks

72. The key risks to delivery of the Project are:

	Risk	Net Score	Mitigation measures & comment
a)	Failure to secure consent to dispose of Area C to the South of the Site	18	Consultation to date has not elicited any valid objection. Failure to secure consent would prevent development for residential development and capital receipt against expenditure on community/library facility. DfE panel has now recommended approval to Ministers.

	Risk	Net Score	Mitigation measures & comment
b)	Burnholme - Commercial Delivery Model - Negative affect on the coherence of the whole site vision	19	Consideration of initial master planning exercise prior to tendering elementary opportunity. Facilitation of joint working between separate developments.
c)	No long term commitment from NHS Provider Organisations	18	Early engagement with CCG as commissioning body. Priory Medical Group prepared to lead on capital development on behalf of the NHS.
d)	Burnholme - Private Sector not attracted to financial viability	18	Soft market testing / 'socialising' the scheme with potential bidders
e)	Burnholme - Planning Permission not granted /onerous	18	Early site master planning and pre-submission engagement. No objections to proposals for community & library facility.
f)	Failure to deliver an operational Care Home by the end of 2018	10	The delivery of the Care Home at the Site forms an integral part of the Older Persons' Accommodation programme and proposals for early enabling works will help facilitate delivery to timetable.

End

Contact Details

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Wards Affected: Heworth, Heworth Without, Osbaldwick,	
For further information please contact the authors of the report	

Annexes:

Annex 1 - Spatial plan for Burnholme

Annex 2 - Design for new Community and Library facilities at Burnholme

Abbreviations:

DfE	Department for Education
GP	General Practitioner (family doctor)
NHS	National Health Service
TUPE	Transfer of Undertakings (Protection of Employment) Regulations 2006 (as amended)

Background Papers:

19 July 2011	Report to Executive giving formal approval for the commencement of the Programme.
1 Nov 2011	Report to Executive giving the results of consultation and proposed a programme of closures, supported by a further consultation period on proposed closures of Oliver House and Fordlands.
10 Jan 2012	Report to Executive authorising consultation with staff, residents and their families and carers on proposal to close Fordlands and Oliver House, including changes to day care services as a result. Recommendation to close Fordlands and Oliver House.
15 May 2012	Report to Executive noting the successful homes closure and transition for residents
4 June 2013	Report to Executive seeking agreement on modernisation programme. The Council to fund the building of the two new care homes and so retain ultimate ownership of the buildings and the land with care homes designed, built, operated and maintained by an external provider.
3 Mar 2015	Report to Executive seeking approval of revised proposals based on creating new Extra Care Housing and reforming the Council's existing ECH stock; building a new care home on the Burnholme site as part of wider health and community facilities; and working more closely with current care providers to deliver more specialist dementia accommodation across the city.
30 July 2015	Report to Executive seeking approval of the Business Case for the Older Persons' Accommodation Programme and agreement to proceed.
29 Oct 2015	Report to Executive providing the results of the consultation undertaken with the residents, relatives and staff of Grove House and Oakhaven residential care homes to explore the option to close each home with current residents moving to alternative accommodation. Executive agreed to close Grove House and Oakhaven.
29 Oct 2015	Report to Executive regarding securing a viable future for the Burnholme school site in Heworth ward. Following extensive public consultation Members agreed to sanction further work to identify partners to progress the continued community and sports use of the site, complemented with wider health and enterprise services, the building and operation of a residential care home for older people and the provision of housing.

19 May 2016	Report to Executive that obtained consent to begin to deliver the Burnholme Health & Wellbeing Campus and secure a viable future for the former Burnholme Community College site (the Site) in Heworth ward.
14 July 2016	Report to Executive by the Director of Adult Social Care. Agreement to move forward with examination of the development potential for Lowfield, alternatives to closure of Haxby Hall and sanction to consult on the closure of a further two older persons' homes.
28 th Sept 2016	Report to the Audit & Governance Committee by the Programme Director, Older Persons' Accommodation, providing an update on progress of the Programme and actions taken to address External Audit recommendations.
24 th Nov 2016	Report to Executive by the Corporate Director of Health, Housing and Adult Social Care. Receipt of the results of the consultation undertaken with the residents, relatives and staff of Willow House residential care homes to explore the option to close the home with current residents moving to alternative accommodation, and agreement to close Willow House and sell the site.