

Record of Decisions

Redevelopment of former Crossways Shopping Centre, Paignton for the Delivery of Extra Care Housing

Decision Taker

Cabinet on 21 July 2026

Decision

That the Final Business Case for the scheme as set out in Appendix 1 to the submitted report, which includes the full and final build cost and projects costs, with a breakdown of the funding (including internal capital resources, external grant and secured capital receipts), be approved.

Reason for the Decision

The development of sheltered housing with integrated health and social care services, known as 'extra care housing', along with the reprovision of specialist resources for people with profound and multiple learning disabilities remains a key part of the Council's market transformation strategy to meet future care market demand of the next 20 years.

Furthermore, the delivery of the Crossways scheme as a development of modern, purpose-built supported apartments would make a significant contribution to the Council's stated target of 200 additional extra care apartments by 2030, and would support the delivery of a more outcome focussed and financially sustainable care offer in Torbay.

Implementation

The decision will come into force and may be implemented on 3 August 2026 unless the call-in procedure is triggered (as set out in the Standing Orders in relation to Overview and Scrutiny).

Information

Further to the decision of Full Council on 14 May 2026, approval by Cabinet was sought for the Final Business Case for the Crossways Site in Paignton. The Crossways redevelopment was a cross-Council project, bringing together Adult Social Care, Housing and Regeneration to deliver strategic outcomes for adult social care delivery, whilst also delivering regeneration in Paignton town centre.

At the meeting Councillor David Thomas proposed and Councillor Tyerman seconded a motion that was agreed unanimously by the Cabinet, as set out above.

Alternative Options considered and rejected at the time of the decision

Acknowledging the approval by Full Council to uplift the Capital Programme and to approve Prudential Borrowing to deliver the project, the options at this stage were;

Option 1 – approve the Recommendation as set out and proceed to deliver the scheme for the Crossways site.

Option 2 was not to proceed, effectively stepping away from the opportunity to bring forward a brownfield site to support the local housing market. This would avoid capital risk but would not

improve the housing situation and would be less likely to secure delivery of the site to meet Local Plan targets in the medium term.

Is this a Key Decision?

No

Does the call-in procedure apply?

Yes

Declarations of interest (including details of any relevant dispensations issued by the Standards Committee)

None

Published

24 July 2026

Signed: _____ Date: _____
Leader of Torbay Council on behalf of the Cabinet