

Clerk: Lisa Antrobus  
Telephone: 01803 207013  
E-mail address: [governance.support@torbay.gov.uk](mailto:governance.support@torbay.gov.uk)  
Date: Monday, 12 February 2024

Governance Support  
Town Hall  
Castle Circus  
Torquay  
TQ1 3DR

Dear Member

## **CABINET - TUESDAY, 13 FEBRUARY 2024**

I am now able to enclose, for consideration at the Tuesday, 13 February 2024 meeting of the Cabinet, the following reports that were unavailable when the agenda was printed.

<b>Agenda No</b>	<b>Item</b>	<b>Page</b>
5.	<b>Redevelopment of St. Kilda's, Brixham</b>	(Pages 2 - 4)
14.	<b>Notice of Motion - Vision Rehabilitation Services</b>	(Page 5)

Yours sincerely

Lisa Antrobus  
Clerk

## Cabinet Meeting

13 February 2024

(Revisions shown in bold text)

Revised Recommendation:

That Council be recommended to:

1. Approve the inclusion of the **full** St. Kilda's scheme (**including the addition of demolition of the former Care Home and the construction of site and development of** 23 no. new age-restricted flats for social housing) ~~with~~ within Torbay Council's Capital Programme.
- ~~2. Uplift the capital programme by £434,356 to facilitate the demolition and clearance of the site as set out in Exempt Appendix 1 for the 'Stage 1' works.~~
- ~~2. Uplift~~ **Increase** the capital programme for the St Kilda's scheme ~~by a further £5,248,808 to a total sum of £5,683,164 to include costs already incurred and the costs of demolition and construction as set out in Exempt Appendix 1. to fund the development of the scheme as set out in Exempt Appendix 1, and delegate authority to the Director of Finance, in consultation with the Cabinet Member for Housing and Finance, to agree suitable and robust business plan parameters for the successful operation of the scheme.~~
3. Approve up to £2,667,058 of prudential borrowing funded from rent receipts, net of the costs of maintenance and management of the completed scheme.

That subject to 1 to 3 above the Cabinet:

4. In accordance with Financial Regulations, the Director of Finance be instructed to bid for (and accept) any applicable affordable housing grant from Homes England to support the scheme, subject to securing at least the Minimum Grant Level as set out in Exempt Appendix 1 for the scheme to proceed.
5. Delegate authority to the Director of Pride in Place to award a suitable contract for construction to Bidder A for the Total Contract Sum(s) identified in Exempt Appendix 1 (including any Stage 1 contract for demolition/site clearance and Stage 2 contract for main works, as necessary), along with all necessary external support services required for successful delivery of the scheme following completion of successful procurement exercises (and ~~associated~~ due diligence). Subject to any Stage 2 contract/contract for main Works not to be signed until Homes

England have confirmed that the Minimum Grant Level set out in Exempt Appendix 1 has been secured, and a Grant Agreement signed accordingly.

6. Delegate authority to the Director of Pride in Place, in consultation with the Head of Legal Services, to enter a Building License with TorVista Homes, to enable demolition to take place prior to formal transfer of the asset back to the Council (if necessary).
7. Authorise the Director of Pride in Place to enable all management provisions required for successful operation of the scheme, in accordance with the planning consent and requirements of the Regulator or Social Housing.

Document is Restricted

## **Notice of Motion – Vision Rehabilitation Services**

### **Cabinets Response**

As alluded to in the Motion, local authorities, in England have a legal obligation under the Care Act 2014 to help people with sight loss develop practical skills and strategies to maintain independence, including:

- At least 6 weeks of free vision rehabilitation.
- Free community equipment, including minor adaptations to the home where this costs £1000 or less.

Torbay and South Devon NHS Foundation Trust undertakes these services on our behalf. Therefore, I propose that:

The Director of Adult and Community Services be requested to ask the Torbay and South Devon NHS Foundation Trust to undertake an evidence-based review of social care rehabilitation, including undertaking engagement with people with visual impairments, together with input from the Directors of Public Health and Children's Services.

The review to cover sight loss specific support such as visual impairment rehabilitation and the provision of community equipment and minor adaptations, with completion of the Review expected October 2024.

Proposer: Councillor Tranter  
Secunder: Councillor Jackie Thomas