

Cabinet Meeting Resolution

**Executive
Forward Plan
Reference**

E3633

**B&NES Homes Programme - Englishcombe Lane
Supported Housing Scheme**

Date of Meeting	11-Sep-25
The Issue	Proposed new build development on Land to the rear of 89-123 Englishcombe Lane, Bath - a social rented supported housing scheme consisting of 16.no homes composed of 1, 2 and 3 bed accommodation. The proposal forms part of the B&NES Homes Programme. The land is owned by B&NES and is allocated in the Local Plan for Housing. The Council has secured planning consent for the proposed development and the funding released by this decision will enable the consented scheme to be implemented.
The decision	(1) To implement the development, composed of 16 units of specialist supported housing, as approved in planning application reference number 24/01168/REG03, or its successors in function. (2) To delegate authority to the Director of Capital and Housing Delivery to accept Homes England Grant, associated with the development, and other relevant significant delivery decisions.
Rationale for decision	The consented scheme delivers a low density, sensitive and small-scale scheme that uses the ecological value of the site as an asset and opportunity to create a peaceful housing environment for people with specialist housing needs. The scheme would be able to provide supported housing with care to around 16 tenants and is expected to provide the following benefits: • Creates an environment which is sensitive to the particular needs of the client group, thereby enabling people with learning disabilities and/or autism to live as independently as possible in their own homes with the care and support they need on site. • Provides an opportunity to meet the bespoke needs of individuals, especially those with sensory needs and requiring accessible accommodation. The site provides a peaceful and low stimulus environment which will suit many individuals with sensory needs. • Reduces the necessity for people to move out of area to access housing, care, and support, enabling people to remain in the district, close to family, community and friends and care teams. • Provides an opportunity for those: inappropriately housed in residential accommodation (often out of area) to return to the

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district if they wish; ability for clients to step down in more independent living; or those who are living in family or other inappropriate accommodation and ready to move into further independence.

- Opportunity to integrate and test latest assistive technology.
- Provides opportunity for revenue savings from the Councils Specialist Commissioning revenue budget. Revenue savings can be achieved in part by reducing reliance on costly out of area placements.
- The scheme would support some of the Council's most complex individuals who are most at risk of being placed out of area. This will include some of those transitioning into adults from children's services.

Other options considered

Option 1

Disposing of the site on the open market. This option was dismissed as the Council would lose control over the site, plus the Council has identified an unmet housing need which this site, within its ownership, could address.

Option 2

Do nothing. Not considered feasible given the site is allocated for residential development within the Council's adopted development plan and the Council has demonstrably high local housing need and a demanding housing delivery requirement.

Option 3

Prior to arriving at the preferred option which went on to be the consented scheme, five options were considered for the site. These options varied in density but were all more sensitive to the site than the original scheme. The preferred option was selected on the basis of fitness for purpose and deliverability.

The Decision is subject to Call-In within 5 working days of publication of the decision