

## CABINET

19 December 2023

<b>Title:</b> Urgent Action - Potential Acquisition of the former Chaseview Care Home, Dagenham Road, Rush Green, Romford	
<b>Report of the Chief Executive</b>	
<b>Open Report</b>	<b>For Information</b>
<b>Wards Affected:</b> Eastbrook and Rush Green	<b>Key Decision:</b> No
<b>Report Author:</b> Alan Dawson, Head of Governance and Electoral Services	<b>Contact Details:</b> Tel: 020 8227 2348 Email: alan.dawson@lbbd.gov.uk
<b>Accountable Executive Team Director:</b> Fiona Taylor, Chief Executive	
<b>Summary:</b> <p>The former Chaseview care home site extends to 2.2 acres and the former Chaseview care home comprises 120 beds in 4 linked wings with adjacent landscaping and car parking areas. The site lies at the eastern edge of the Borough, adjacent to the Eastbrookend Country Park and Barking and Dagenham College's Rush Green campus. The surrounding residential area was developed at a similar time when the former hospital site was re-developed.</p> <p>Chaseview has been put on the market for freehold disposal by agents acting on behalf of the owners, HC One. HC One hopes to secure a freehold disposal before the end of December 2023 and sought a first round of bids by midday on 30 November. Best and final offers were then anticipated in early December, with a contract being issued in the same month. Given the time needed for legal due diligence, the expectation was that the acquisition would complete in early January 2024.</p> <p>There are a range of potential uses that justified an intervention by the Council, which are detailed in the report attached at Appendix A and its accompanying appendices – these documents are exempt from publication as they contain commercially confidential information (relevant legislation: paragraph 3 of Part I of Schedule 12A of the Local Government Act 1972).</p> <p>In view of the timetable set by the owners and as the next meeting of the Cabinet was not until 19 December, the Chief Executive agreed that it would be appropriate to approve the proposals under the Urgent Action provisions of Part 2, Chapter 16, paragraph 4 of the Constitution.</p> <p>In line with the Urgent Action provisions, the Chair of the Cabinet and the Chair of the Overview and Scrutiny Committee was consulted on the matter prior to the Chief Executive taking the action on 30 November and the matter is being reported to this meeting for information.</p>	

## **Recommendation(s)**

The Cabinet is asked to note the action taken by the Chief Executive, in accordance with the Urgent Action procedures set out in Part 2, Chapter 16, paragraph 4 of the Council Constitution, in relation to:

- (i) Agreeing that Be First, on behalf of the Council, submit a bid as set out in Appendix 2 to the attached report for the acquisition of the former Chaseview Care Home;
- (ii) Delegate authority to the Strategic Director, Resources, in consultation with the Cabinet Member for Finance, Growth and Core Services, the Strategic Director, Inclusive Growth and the Head of Legal, to submit a best and final bid should the Council be successful in the initial bid round;
- (iii) Note that the final bid would be subject to further refinement of the modelling and financial assumptions along with better profiling of the delivery plan to take into account legal, procurement and planning timelines; and
- (iv) Delegate authority to the Strategic Director, Resources, in consultation with the Cabinet Member for Finance, Growth and Core Services and the Head of Legal, to complete the necessary documentation to acquire the site should the Council's bid be successful.

The Cabinet is asked to further note that subsequent to the submission of the Council's bid, confirmation has been received that HC One had received higher bids from established care home providers and was currently considering the detail of those bids.

## **Reasons**

To accord with the requirements of the urgency procedures contained within the Council Constitution.

## **Public Background Papers Used in the Preparation of the Report:**

- Letter signed by the Chief Executive dated 30 November 2023 entitled "Urgent Action under Part 2, Chapter 16, paragraph 4 of the Constitution – Potential Acquisition of the former Chaseview Care Home, Dagenham Road, Rush Green, Romford"  
(<https://modgov.lbbd.gov.uk/Internet/documents/s164876/CE%20Signed%20letter%2030.11.23.pdf>)

## **List of appendices:**

- **Appendix A** - Report entitled "Potential Acquisition of the former Chaseview Care Home, Dagenham Road, Rush Green, Romford"