

Meeting of the City Council

6 April 2022

Report title	Oxley Health and Wellbeing facility Residential Accommodation	
Referring body	Cabinet – 23 March 2022	
Councillor to present report	Councillor Bhupinder Gakhal	
Wards affected	Oxley	
Cabinet Member with lead responsibility	Councillor Bhupinder Gakhal, City Assets and Housing	
Accountable director	Mark Taylor, Deputy Chief Executive	
Originating service	City Assets	
Accountable employee	Julia Nock Tel Email	Deputy Director Assets 01902 550316 Julia.Nock@wolverhampton.gov.uk
Report to has been considered by	Cabinet	23 March 2022

Recommendation for decision:

The Council is recommended to approve:

1. The project and appropriate capital budgets funded through grant and prudential borrowing as detailed within the report, subject to confirmation of successful grant bids.

1.0 Purpose

- 1.1 The report discusses the need and provision of a modern health and wellbeing facility in Oxley and the ongoing demand for key worker and affordable housing. The Council owns the former Oxley Day Training Centre and is currently a vacant asset. It is subject to ongoing anti-social behaviour and holding costs, with these issues and opportunities a decision is required to determine the future of the site.
- 1.2 With the support of the Wolverhampton Clinical Commission Group (CCG) a proposal has been prepared to consider the site for much needed Council family services and a community health and wellbeing facility. The need of a health facility coupled with the City's housing requirements has resulted in a more wider study, and this report identifies the findings and seeks approval to develop the site for a mixed-use modern health and wellbeing facility with housing.
- 1.3 The paper seeks approval to progress the capital project but not until obtaining outline planning consent, securing grant funding, achieving cost certainty from market tenders, securing leases with health care tenants and a pre-sale agreement with a Registered Provider for the new homes. These conditions will protect the Council by reducing the financial exposure until cost certainty, rental income and grant funding are secured.

2.0 Background

- 2.1 On 23 March 2022 Cabinet considered a report on Oxley Health and Wellbeing facility and Residential Accommodation.
- 2.2 Copies of the report have been supplied to Councillors and can also be accessed online on the Council's website [here](#).
- 2.3 Cabinet recommended to Council that it approves:
 1. The project and appropriate capital budgets funded through grant and prudential borrowing as detailed within the report, subject to confirmation of successful grant bids.

3.0 Financial implications

- 3.1 The financial implications are detailed in the Cabinet report of 23 March 2022.

4.0 Legal implications

- 4.1 The legal implications are detailed in the Cabinet report of 23 March 2022.

5.0 Equalities implications

- 5.1 The equalities implications are detailed in the Cabinet report of 23 March 2022.

6.0 All other implications

6.1 All other implications are detailed in the Cabinet report of 23 March 2022.

7.0 Schedule of background papers

7.1 Cabinet report of 23 March - [Oxley Health and Wellbeing facility and Residential Accommodation](#)