

# Delegated Decision Briefing Paper – Purchase of Property for Children’s Homes

## Part I



### **Purpose of Purchase**

Plymouth City Council is purchasing a four-bedroom property to develop as children’s homes as part of its programme to improve outcomes for children in care and reduce reliance on costly external placements. The home will provide provision for up to three children with emotional, social and behavioural difficulties and will be operated directly by the Council. This initiative will help address the shortage of local provision, reduce the number of children in unlawful placements, and provide emergency and long-term care closer to Plymouth.

This decision supports the Council Plan commitment to keeping children safe and aligns with the Medium-Term Financial Plan (MTFP), which includes anticipated savings from reducing external placement costs.

### **Background**

The proposal to purchase and run children’s homes was initiated in July 2024. The original model sought properties with annexes (2+1 model) to allow flexible care arrangements. Following market challenges and restrictive covenants, the search criteria were broadened in April 2025 to include homes suitable for two children, aligning with other providers in the city.

Since the programme was agreed;

- 118 title deeds reviewed.
- 76 properties rejected due to restrictive covenants.
- 33 properties viewed.
- 3 offers made.

### **Property**

Following the purchase of the property and the planned schedule of works, the home will comply with Ofsted standards and will enable the Council to deliver local, high-quality registered care provisions.

### **Current Status**

The purchase is progressing to completion. Exchange and completion for the property is anticipated on the 20<sup>th</sup> of February 2026.