

NORTH YORKSHIRE COUNTY COUNCIL

EXECUTIVE
14th January 2020

EXTRA CARE DELIVERY IN BEDALE

Appendix A and B of this report contains information of the type defined in paragraph 3 of Part 1 of Schedule 12A Local Government Act 1972 (as amended).

Report of the Corporate Director – Health and Adult Services

1.0 PURPOSE OF REPORT

- 1.1 This report seeks to gain approval to award the funding required from the Council to support the development of a new extra care housing scheme in Bedale.

2.0 EXECUTIVE SUMMARY

- 2.1 The Council has undertaken a procurement through its Extra Care Housing Framework to seek an extra care housing scheme in Bedale.
- 2.2 Tender submissions were received in April 2018, the evaluation of this submission was completed in July 2018. This report details the process adopted, provides details of the proposed scheme to be taken forward and outlines the next steps required in order to deliver a successful extra care scheme in Bedale.
- 2.3 This is a significant achievement in ensuring that we adhere to a robust procurement process that ensures we achieve value for money in the delivery of extra care developments across the county in line with the Care and Support Where I Live Strategy.

3.0 BACKGROUND AND PROPOSALS

- 3.1 The Council established a Framework of providers to develop extra care across the county in September 2015. The purpose of the Framework was to ensure that the Council adopted an open, robust and transparent approach to delivering extra care housing whilst also meeting legislative requirements in relation to state aid and procurement.
- 3.2 The Council sought expressions of interest from the six extra care Framework providers for the delivery and operation of an extra care scheme in Bedale on the 15 December 2017.
- 3.3 A specification of requirement was drawn up and agreed by the Extra Care Programme Board. The Council conducted a mini competition under the Extra Care

Framework on the 17 January 2018 with a submission deadline set for the 11 April 2018. An additional expression of interest stage was completed to reflect the request for grant funding from NYCC in October 2019.

- 3.4 The first stage evaluation consisted of a desktop scoring phase for the submitted documents which included plans, responses to a questionnaire and artists impressions of the scheme to be developed along with an in depth financial appraisal of the development. The second stage consisted of presentations to an interview panel in response to two questions issued. Scores were awarded throughout each element of the process and weighted in favour of 60% quality and 40% cost.
- 3.5 Work has been undertaken to ensure that any submission as part of the Framework can be delivered in the context of meeting need, value for money and ability to deliver. Following completion of the tender evaluation and clarification on certain aspects of the submission we are confident that the submission presented meets the requirements set out by the Council for the delivery of the scheme in Bedale. An assessment of the Provider's financial viability was undertaken as part of the tender evaluation and the outcome was that the successful provider for the proposed scheme is financially suitable to carry out the requirements of the contract. The successful bidder for the scheme in Bedale is Galliford Try in partnership with Broadacres Housing Association.
- 3.6 In summary the submitted scheme will deliver the following:

Bedale

- A site brought forward for development by provider;
 - A scheme of 59 units, broken down as follows;
 - 59 affordable rent units – 6 Open plan, 16 x 1 bed and 37 x 2 bed;
 - The scheme proposals include a cluster of 6 studio apartments and 16 x 1 bed apartments with their own small communal lounge/dining area, quiet lounge and secure garden on the ground floor. Whilst specifically designed to support people living with more complex needs such as dementia, this area will be fully integrated into the scheme and operated in a similar manner to the Broadacres Housing Association Scheme at Kirkwood Hall in Leyburn;
 - NYCC will have rights to nominate tenants to 15 of the affordable rental apartments at first let;
 - At practical completion Galliford Try Partnerships will hand over ownership of the building to Broadacres Housing Association who will manage scheme operation and service delivery.
- 3.7 The Council would like to enable the provision of intermediate care, through development of intermediate care units as part of the schemes. This could involve the Council exploring the potential to lease/licence accommodation within these schemes.

4.0 PERFORMANCE IMPLICATIONS

- 4.1 The development of the proposed extra care scheme will provide new high quality accommodation with care and support in Bedale. This will support the Council's ambition, as set out in the Care and Support Where I Live Strategy, to allow people to remain safe and independent in their own homes.
- 4.2 The extra care scheme when built will be owned and managed by Broadacres Housing Association. They will manage scheme operation and service delivery as above but have indicated that they would like to extend the current partnership it has with the Council in relation to care provision for this scheme. The Council will need to work with the provider to consider and agree the best value care provision arrangements for the scheme.
- 4.4 Partnership working arrangements will need to be established with the Council and scheme operation and service delivery monitored in accordance with the contract requirements and conditions.
- 4.5 The scheme will be subject to a Section 106 agreement with Hambleton district Council ensuring that priority access to the scheme is given to local residents or those with an existing local connection.
- 4.6 The Council has the potential to achieve a total of £175k per annum savings for the Health and Adult Services savings profile if, following consultation, a decision is made to replace Benhill Lodge Elderly Persons' Home via this extra care development.

5.0 POLICY IMPLICATIONS

- 5.1 This proposal meets with the requirements to develop extra care housing which where practicable will replace local authority operated residential care provision as set out in the Care and Support Where I Live Strategy.

6.0 FINANCIAL IMPLICATIONS

- 6.1 Confidential Item – see Appendix A of this report.

7.0 LEGAL IMPLICATIONS

- 7.1 A full procurement process has been undertaken in relation to this exercise. Whilst this did not expressly include provision for intermediate care units it is recognised that there was potential for the Council to enable access to intermediate care units.
- 7.2 The provision of intermediate care units could involve exploring potential for the Council to licence/lease accommodation within these schemes which would be subject to the Council's Property Procedure Rules. This is not considered to be grant funding, and any provision of funding for intermediate care units will be subject to the Council obtaining value for money. Therefore, it is unlikely that the provision of intermediate care units would constitute unlawful state aid. For this option to be pursued delegation is sought to the Corporate Director Strategic Resources to negotiate appropriate legal arrangements with the providers, and the legal implications of this option will be considered further at this stage.

8.0 CONSULTATION UNDERTAKEN AND RESPONSES

- 8.1 A process of engagement was undertaken with stakeholders and residents in the Bedale locality, see Appendix B, prior to the procurement of a scheme and the feedback from this helped shape the specification that was issued as part of the tender process. As a result of this feedback, the plans for the scheme were amended and the general massing reduced. A 2nd community consultation event was held in September 2019 prior to submission of planning application. The scheme was presented originally to executive on 4th September 2018. At this point no funding was requested from the County Council, however, due to amendment in the scheme design to alleviate community and planning concerns, this has increased the overall cost of the development and grant funding is now required to make the scheme viable.
- 8.2 Planning consultation about the proposed scheme will be undertaken by the provider as per the requirements of the planning legislation for the area.
- 8.3 The Care and Support Where I Live Strategy says that we will carry out formal consultation with residents, people using services, relatives and staff in an elderly person's home at the point where an extra care housing opportunity is available. Subject to approval by Executive it is proposed we undertake a consultation at Benkhill Lodge Elderly Persons' Home for this opportunity. The process will be to undertake a 12-week consultation at the point that planning permission is granted for this extra care development. Once completed the results of the consultation will be presented back to Executive pending a formal decision on replacement.

9.0 IMPACT ON OTHER SERVICES/ORGANISATIONS

- 9.1 The development of extra care has been proven to improve the 'community offer' and also provide accommodation that allows people to live in the scheme with significant health and social care needs. This reduces demand on statutory social care and health services and provides residents with choice and control on how they live independently.

10.0 RISK MANAGEMENT IMPLICATIONS

- 10.1 Significant risks for the development are as follows:
- Planning permission is not granted for the development on the proposed site – the provider for the scheme has had preliminary discussions with planners to discuss key planning principles and requirements for development on the site. The planning application has been submitted, Galiford Try are currently awaiting the outcome of that planning application.
 - Delays to the delivery programme – the provider is required to provide the Council with a Programme of Works and a Partnership Project Steering Group will be established to monitor scheme delivery utilising a project management approach. As per specification, a start on site must be achieved by April 2020.
 - Homes England grant money has already been awarded for the scheme, however the provider has indicated that they are in further discussions with Homes England for additional funding, due to design changes to the scheme.

11.0 HUMAN RESOURCES IMPLICATIONS

11.1 TUPE issues for existing staff currently working in Benkhill Lodge Elderly Persons' Home may apply dependent on the outcome of the consultation detailed in paragraph 8.3 and further advice and guidance will be sought from the legal teams as appropriate.

12.0 EQUALITIES IMPLICATIONS

12.1 An Equalities Impact Assessment on the Care and Support Where I Live strategy has been completed and is in place which includes the provision of extra care housing.

13.0 ENVIRONMENTAL IMPACTS/BENEFITS

13.1 All new build developments such as extra care are built to lifetime homes standards and have increased levels of insulation and energy efficiency reducing the carbon footprint and in turn energy costs to residents. The provider operates an Environmental Policy with a commitment to implementing enhanced standards of sustainability across the entirety of their working operations.

14.0 COMMUNITY SAFETY IMPLICATIONS

14.1 The developers are part of the Considerate Constructors build scheme which is a code of practice that focuses on site safety during the build stage of the project. The scheme will incorporate Secured by Design principles.

15.0 REASONS FOR RECOMMENDATIONS

15.1 The opportunity presented for extra care development in Bedale provides exciting investment projects for the town.

15.2 The development will provide excellent housing with care offers and enable the people of Bedale to remain independent and living in their own property within the community for generations to come.

15.3 The proposal is in line with the Council's objectives and ambitions that are set out in the Care and Support Where I Live Strategy – e.g. to roll out more extra care schemes and provides an opportunity for Elderly Persons' Home replacement where practicable and subject to consultation.

15.4 The proposal has been assessed in terms of financial viability and offers value for money in comparison to other extra care developments.

16.0 RECOMMENDATIONS

16.1 The Executive is recommended to approve the level of funding as detailed in Appendix A of this report.

16.2 If the need for intermediate care units is required, the Executive is recommended to delegate the negotiation of the appropriate legal arrangements to the Corporate Director for Strategic Resources, in consultation with the Assistant Chief Executive (Legal and Democratic Services).

Richard Webb
Corporate Director – Health and Adult Services
COUNTY HALL
NORTHALLERTON

Report Author – Dale Owens Assistant Director – Health and Adult Services
Presenter of report – Richard Webb Corporate Director – Health and Adult Services

Confidential Appendices:

Appendix A – Financial Implications
Appendix B – Consultation Feedback & Developer Response etc