



CABINET

13 DECEMBER 2016

CORPORATE DIRECTOR FOR PLACE COMMISSIONING: TONY CIABURRO

**CABINET MEMBER WITH RESPONSIBILITY FOR ADULT CARE DELIVERY:
COUNCILLOR PARKER**

Subject:	Dementia Village Initiative
Recommendations:	<p>That Cabinet:</p> <ol style="list-style-type: none"> 1. Notes the concept of a Dementia Village initiative; 2. Agrees that delegated authority be given to the Corporate Director for Place Commissioning, in consultation with the Director for Adult Social Services and Cabinet Member for Adult Care, to commission a Business Case, high-level designs and preparatory planning works for the Dementia Village concept; 3. Agrees that a Member and Officer Project Board and Project Team be established to oversee and deliver the initiative as set out in section 7 and 8 of this report; 4. Agrees that the University of Northampton be invited to formally engage in the establishment of a joint partnership with the County Council in order to develop the Business Case for the Dementia Village initiative; 5. Agrees that a further report will be submitted to Cabinet outlining a recommended way forward and next steps, subject to the outcome of the Business Case.

1. Purpose of report

1.1 The purpose of this report is to inform Cabinet of the concept and the need for the Dementia Village initiative and to agree the immediate next steps required to take the project forward. This report also seeks to secure from Cabinet delegated authority for the Corporate Director for Place Commissioning, in consultation with the Cabinet Member for Adult Care Delivery, to commission a Business Case (including an options appraisal), high-level designs and preparatory planning works for the site and wider initiative for further consideration by Cabinet at a later date.

2. How this decision contributes to the Council Plan

The County Council’s vision is to make Northamptonshire a great place to live and work. This is achieved through increasing the wellbeing of our county’s communities and/or safeguarding the county’s communities.

This initiative specifically delivers increased wellbeing and/or safeguarding by
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ensuring that:

- People of all ages are safe, protected from harm and able to live happy, healthy and independent lives in our communities.
- People have the information and support they need to make healthy choices and achieve wellbeing.
- People achieve economic prosperity, in a healthy, low carbon economy which give access to jobs, training and skills development.
- Resources are utilised effectively and efficiently, in coordination with partners and providers.

3. Dementia in Northamptonshire

- 3.1 In Northamptonshire, there are an estimated 7,700 people living with dementia. According to POPPI (Projecting Older People Population Information) this number is projected to increase by 45% by the year 2030. Overall, Northampton has the largest concentration of people living with dementia (NCC Demographics Needs Assessment December 2014), with 33% of individuals living within the borough of Northampton.
- 3.2 There are currently 108 facilities registered to provide support for older people who have dementia within the County. These facilities are all residential care/nursing homes, with the exception of The Richmond Village (South Northamptonshire) and St Crispin's Village, which have a nursing care provision. In the Draft Joint Dementia Strategy 2015-18, it notes that these two facilities provide a limited number of homes to people with dementia. Providers of care often refuse medium to high level dementia customers and, as a result, cause premature entry to residential or nursing care homes, as the individual cannot be safely managed within that environment.
- 3.3 In line with national research and consultation, evidence suggests there are a number of benefits to Extra Care, as opposed to traditional residential care/nursing homes. Extra Care (also known as Supported Housing or "care ready") care services are provided in a manner that can respond flexibly to increasing need while enabling the individual to retain their place within their existing community. The benefits include:
- financial benefit to the tenant – increased access to benefits;
 - physical and mental health and wellbeing benefits;
 - increased independence, relying less on social services;
 - increased security leading to greater confidence and peace of mind;
 - social interaction and community inclusion;
 - improved building design to meet the needs as they change.
- 3.4 Along with these increased benefits to the individuals and their families, there is also a financial benefit to the County Council.
- 3.5 Whilst many people with dementia self-fund their care and support, a large number are funded by the County Council. As of 2016/17, the Council is funding 782 residential care places and 296 nursing home places, compared with 419 supported living (in-home care).
- 3.6 The costs associated with these are considerably different, as highlighted in Table 1 below. Supported living costs are less than half that for residential care/nursing homes. Furthermore, costs associated with these have increased by 10-11% over the past two years, which is becoming increasingly unsustainable.

AT YEAR END	RESIDENTIAL DEMENTIA CARE CLIENTS & AVERAGE WEEKLY COST		NURSING HOME DEMENTIA CARE CLIENTS & AVERAGE WEEKLY COST		SUPPORTED LIVING (IN-HOME CARE) CLIENTS & AVERAGE WEEKLY COST	
2014/15	912	£462.71	300	£476.40	-	-
2015/16	827	£481.14	292	£501.77	-	-
2016/17	782	£510.53	296	£531.54	419	£209.58

Table 1: Costs associated with dementia care provision.

4. A Vision for Dementia Care

- 4.1 The County Council's vision is to move away from this traditional residential care/nursing homes model where possible, and give more people the opportunity to have their own home in a supported living, Extra Care facilities and Retirement Villages. The County Council would also like to reduce its residential care/nursing home placements by 15%. One of the opportunities to help deliver this aim for the County Council is a purpose built dementia care facility at Wootton Hall (the Dementia Village initiative).
- 4.2 This Dementia Village could create homes allowing people with dementia to have in-home specialist care, increased independence, better social interaction, and increased physical and financial security. Based on the costs in Table 1 there could be an estimated saving of approximately £300 per person, or an estimated £2.3M annual saving to the County Council.
- 4.3 In September 2016 the County Council brought a wide group of stakeholders together for a workshop to further explore the potential to develop this state of the art Dementia Village initiative at Wootton Hall. This village would also provide an opportunity to incorporate research and become a centre of excellence. Attendees included a number of representatives from departments within the County Council, Olympus Care Services, the University of Northampton, KierWSP, Turner and Townsend and JDDK Architects.
- 4.4 This village would also provide excellent opportunities to incorporate both contemporary teaching and research expertise in its design, development, and delivery; and therefore, become a centre of excellence.
- 4.5 In line with current policy recommendations that all developments in the field of dementia care should be led by those affected (Nothing About us, Without Us, Dementia Alliance International 2015) and align with the recommendations of Health Building Note 08-02 Dementia-friendly Health and Social Care Environments (DH 2015), a working group of people living with dementia (PlwD) and their carers will be actively involved in its design and development to ensure it is truly person-centred and builds on existing evidence-based community 'hub' and engagement models from across the UK and beyond.
- 4.6 The village will provide a fertile environment for the development of both new educational programmes and research, enterprise, and innovation opportunities. An example of funding for this initiative could be provided through the launch of a social impact bond - a saving bond where supporters can invest in the development of the Northampton Dementia Village. The proposed bond would allow both individuals and organisations to decide how much interest is given to the development and how much interest they want to receive. This creative savings bond provides an ethical saving

opportunity that provides direct benefit to the dementia village and the county of Northamptonshire. Through its excellent national and international networks, University of Northampton can bring a whole host of research sources to bear on the development of something which could be truly ground breaking.

4.7 A number of existing facilities were discussed at the workshop based on best practice here in the UK but also from examples worldwide. The Hogeweyk model was discussed at length by the group and considered an appropriate example for Wootton Hall and worth further exploration.

5. Wootton Hall site

5.1 The site presents an excellent opportunity to develop and deliver a state of the art Dementia Village. The site is situated on the outskirts of Northampton, with excellent connectivity to the road network. The area developable for the Dementia Village is approximately 4 hectares in size, is entirely within the County Council's ownership and within an established residential area. The benefit of the Wootton Hall location is that it would take advantage of recently introduced infrastructure improvements and also allow more innovative use of other existing assets in the locality belonging to the Police, NHS as well as the County Council. This would provide a new opportunity to introduce community facilities and new assets to support dementia research.

5.2 The site is currently a public services hub with site users including a new school, Fire Station, Ambulance Station, Police Station, Trading Standards, Archives Service and lends itself to wider public sector service delivery.

6. Governance

6.1 An Officer and Member Project Board, and Project Working Group will be formally initiated following Cabinet approval, in order to take forward the report recommendations and to deliver the next steps on this Dementia Village initiative. The project governance will report through to the County Council's strategic governance groups, NCC Group and the Corporate Leadership Team.

7. Next Steps

7.1 Following the Cabinet meeting:

- key stakeholders and partners will be briefed and appraised;
- the Project Board and Project Team will be formally established;
- a business case and options appraisal will be commissioned;
- architects will be secured;
- a Planning Adviser will be allocated to the project to commence the pre-planning site investigations.

8. Indicative Timetable

December 2016	Cabinet approval. Stakeholder and partner briefings. Form Project Board and Team.
January 2017	Commission business case, secure architects and commence preparatory planning works.
March 2018	Finalise business case, designs and planning application.
June 2018	Recommendation to Cabinet
June - September 2018	Submit planning application
Autumn 2018 – Autumn 2020	Construction phase

9. Consultation and Scrutiny

9.1 Key stakeholders and partners both within, and external to, the County Council have been briefed on the concept and engaged in shaping the proposal, these include:

- NCC Group;
- CLT;
- Corporate Director for Place Commissioning;
- Director Adult Social services/MD Olympus Care Services Ltd;
- Assistant Director for Environment, Planning and Transport;
- Strategic Director: Adults Commissioning and Transformation;
- Head of Property Services;
- Group Asset Manager;
- Assistant Director for Health Partnerships and Older People;
- Head of Planning, Environment Commissioning & Growth;
- Commissioning Manager, People;
- Representative from the University of Northampton;
- Representatives from KierWSP;
- Representative from JDDK Architects;
- Representative from Turner and Townsend.

10. Equality Screening

10.1 There are no equalities implications because the proposal involves the development of a business case and high level designs, and not a change in service. Consequently no further action is required at this stage.

Reason that no EqlA is required	✓ as appropriate
The paper is for information only	
The proposal/activity/decision has no impact on customers or the service they receive	
The proposal impacts upon staff but the proposed staffing changes will not affect the service that customers receive*	
Other (please explain further) none undertaken at this stage. An EqlA will be undertaken, if required, for the appropriate Cabinet decision.	✓

11. Alternative Options Considered

11.1 A number of alternative options will be tested as part of the business planning process. These will be reported back to Cabinet along with a supporting report and recommendation on completion of the business case.

12. Financial Implications

12.1 The development of an Options Appraisal and Business Case will draw out the full financial opportunities and benefits. From early discussions, and the preparatory work already undertaken, it is clear that significant financial savings and income opportunities could be generated from the Dementia Village initiative as outlined in paragraph 4.2. These include:

- Annual revenue savings resulting from improved care facilities;
- Reduced running and maintenance costs resulting from purpose built, state of the art infrastructure along with the appropriate use of the latest technological developments;
- Potential capital receipts from buildings and associated land made available through the potential closure of existing underutilised or inadequate facilities;
- Economies of scale gained through the consolidation of numerous existing facilities in terms of staff and equipment;
- Cost avoidance resulting from the planned maintenance and refurbishment works no longer required to bring ageing facilities up to standard;
- Project delivery savings in utilising existing Strategic Alliance Partnerships.
- Further financial benefits will be gained if the scheme is delivered by the new Managing Agent vehicle.
- The opportunity to apply for 'Invest to Save' project funding.

12.2 A high-level resource plan has been produced to enable the indicative project costs to be estimated. The estimated costs required to deliver the first stage of the project are £150,000.

	Current year	Forecast		
	2016/17	2017/18	2018/19	2019/20 & beyond
	£000	£000	£000	£000
Capital Investment				
Costs			6,600	13,200
Funded by	Invest to Save bid. Potential for the creation of a Special Purpose Vehicle with the Managing Agent to share risks and costs. To be explored through the development of the Business Case.			
One-off Revenue Costs				
Other	0	150	0	
Total		150		
Funded by	A bid to the Transformation Fund.			

	Some costs may be mitigated through the implementation of the Managing Agent and in working together with our Strategic Alliance Partners.
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What benefits will the proposal deliver?	<ul style="list-style-type: none"> <i>Please see section 12.1 above.</i>
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13. Risk and Business Continuity Management

a) Risk(s) associated with the proposal

Risk	Mitigation	Residual Risk
Planning application not approved.	Work closely with colleagues in Planning to ensure input at every stage.	Amber
The Business Case does not demonstrate the anticipated benefits.	Business Case produced a stage at a time to enable analysis at each stage.	Green
Potential implications on existing service providers and County Council services.	Business Case to consider market implications.	Green

b) Risk(s) associated with not undertaking the proposal

Risk	Risk Rating
Savings and investment opportunities not realised.	Red

14. List of Appendices

Author:	Name: Sue Morrell Team: Environment, Development and Transport
Contact details:	Tel: 01604 366994 Email: smorrell@northamptonshire.gov.uk
Background Papers:	
Does the report propose a key decision is taken?	YES
If yes, is the decision in the Forward Plan?	YES
Will further decisions be required? If so, please outline the timetable here	Yes, on completion of the Business Case and prior to submitting a planning application. June 2018.
Does the report include delegated decisions? If so, please outline the timetable here	Yes, throughout the timetable as set out in section 8 of this report.
Is this report proposing an amendment to the budget and/or policy framework?	NO

Have the financial implications been cleared by the Strategic Finance Manager (SFM)?	YES Name of SFM: Rosemary Pallot
Have any capital spend implications been cleared by the Capital Investment Board (CIB)?	n/a
Has the report been cleared by the relevant Director?	YES Name of Director: Tony Ciaburro
Has the relevant Cabinet Member been consulted?	YES Cabinet Member: Cllr Bill Parker
Has the relevant scrutiny committee been consulted?	NO Scrutiny Committee:
Has the report been cleared by Legal Services?	YES Name of solicitor: Laurie Gould
	Solicitor's comments:
Have any communications issues been cleared by Communications and Marketing?	YES Name of officer: Simon Deacon
Have any property issues been cleared by Property and Asset Management?	YES Name of officer: Rob Scott
Are there any community safety implications?	None identified at this stage in the process.
Are there any environmental implications:	None identified at this stage in the process.
Are there any Health & Safety Implications:	NO
Are there any Human Resources Implications:	NO
Are there any human rights implications:	NO
Constituency Interest:	