



CABINET

14 FEBRUARY 2016

CORPORATE DIRECTOR FOR PLACE COMMISSIONING: TONY CIABURRO

CORPORATE DIRECTOR PEOPLE COMMISSIONING: DR CAROLYN KUS

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

Subject:	The Change of use of Moray Lodge
Recommendations	That Cabinet: <ol style="list-style-type: none">1. Approves the change of use of Moray Lodge to deliver services to support people who suffer from ABI (Acquired Brain Injury)2. Agrees that delegated authority be given to the Corporate Director Place Commissioning, and the Corporate Director of People Commissioning in consultation with the Cabinet Member for Adult Social Care Services, to commission a detailed Business Case.3. Acknowledges that a detailed business case will be submitted to a future Cabinet outlining a recommended way forward and next steps.

1. Purpose of Report

- 1.1 Our Accommodation Strategy identified the need to develop a wide range of accommodation to meet future needs and demands. We also outlined in the strategy that we would consider where we could utilise current property if appropriate.
- 1.2 Due to the lack of specialist accommodation services people who suffer with ABI often have to live outside the County due to lack of such provision. In addition, customers who suffer from a mental Health condition usually have prolonged hospital stays due to the lack of suitable accommodation in order to return home. The proposed change of use of Moray Lodge enables us to re-provide the service in County and shorten the length of hospital stays, which will deliver better outcomes for the people and value for money for the Council.

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 outcome is supported through increasing the wellbeing of your county's communities and/or safeguarding the county's communities.

This initiative specifically delivers increased wellbeing and/or safeguarding by 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. Background

3.1 The County Council under its emerging Asset Management Strategy is able to utilise buildings for commercial purposes, and therefore this proposals forms part of the longer term strategy to fully utilise the County Council assets to benefit the population.

3.2 Moray Lodge is located in Duston and is fully owned by NCC and it was previously used as a Residential care home. However, in recent years it has been used as an office base for the mental health team. Taking into account the difficulty to place people with an ABI and customers with a mental health condition, it was felt that Moray Lodge with some adjustments could be re-designed to meet this service user group. The proposal therefore, is to remodel the building and extend the property to provide 20 1 bedroom flats, with two separate entrances.

3.3 The change of use will not only provide better outcomes for individuals but through converting the building into alternative accommodation, the Council will no longer have to continue to pay the £36,638 per annum, maintenance costs.

3.4 It is intended that NCC Adult Social Care Services will work with Partners to create a scheme which can offer accommodation to 20 customers. The area of Duston where Moray Lodge is located in area which is close to a number of local amenities which the service user could make use of such as Doctors Surgery, community centre, shops and local church.

3.5 It is intended there will be a procurement process to award a contract to provide the care and support element. It is anticipated this will be delivered by one or two commissioned specialist service providers, who have experience of working with people with ABI and mental health conditions.

4. Benefits of Supported Living

4.1 Studies show that supported living accommodation can and does bring advantages to the person when compared to an institutional setting. The main benefits being a tenant is able to access a range of welfare benefits which helps to support their care package.

4.2 Research into supported living as also identified the benefits of improved health and wellbeing of the individual as they are able to live independent and as far as possible a normal life.

4.3 Supported living accommodation can also benefit the local authority as it reduces the commitment in long term residential packages of care for Health and Social Care by removing the housing related costs, these are paid by the individual or through eligible benefits and by sharing staff hours across the scheme at core times.

4.4 There would also be a benefit for the NHS if this scheme was delivered as there could be an avoidance of unnecessary Mental Health hospital admission and can shorten the length of stays in hospitals. By increasing the flow through local hospital provision it could also reduce the current need to place people out of area improving individual outcomes and reducing cost.

4.5 This proposal is intended to be a partnership arrangement working between Health (NHFT), Social Care, third sector and service users which will increase efficiencies and reducing duplication of service provision. Talks with these partners have already taken place and all parties are supportive of the proposal.

Having amenities nearby such as the Trilogy gym will benefit the tenants who can use their increased welfare benefits to pay for activities of their choice during the day.

5. Budget

5.1 The Council is working with Kier WSP through the SCAPE Framework, which is compliant with OJEU. This Framework allows the Council to work with industry experts to appraise, design and build schemes without a charge and also avoids going through a costly and lengthy procurement process.

5.2 An initial appraisal shows that the remodelling and construction will cost approximately £3,000,000. An third of that cost will be grant funded through the Homes and Communities Agency Affordable Homes Programme (HCA AHP). Kier have already secured £1,008,000 for this scheme.

5.3 The remaining amount will come from ASC Capital Funding. ASC are currently holding a Capital Grant reserve which could fund the project.

5.4 A sum of £50,000 will be required to project manage the scheme.

6. Governance

6.1 An Officer and Member Project Board and Project Working Group will be formally initiated following Cabinet Approval, to take forward the report recommendations and to deliver the next steps on the project. 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 approval:

- 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 with Kier;

- Service areas will be asked to write the service specifications for the building in order to go through a tender process

8. Indicative Timetable

February 2017	Cabinet approval. Stakeholder and partner briefings. Form Project Board and Team.
March 2017	Commission business case, commence preparatory planning works.
June 2017	Finalise business case, designs and planning application.
July 2017	Recommendation to Cabinet
September 2017	Planning application Submission
January 2018 – Autumn 2019	Construction (18 months)

9. Consultation and Scrutiny

6.1 Key stakeholders and partners both within, and external to, the County Council have been briefed on the proposal, these include:

- NCC Group;
- CLT;
- Corporate Director for Place Commissioning;
- Major Projects a Capital Board
- Director Adult Social services/MD Olympus Care services Ltd;
- Assistant Director for Environment, Planning and Transport;
- Strategic Director: Adults Commissioning and Transformation;
- Health – NHFT and Nene CCG
- Head of Property Services;
- Group Asset Manager;
- Assistant Director for Health Partnerships and Older People
- Head of Planning, Environment Commissioning & Growth
- Commissioning Manager, People;
- Representatives from Kier;

10. Equality Screening

Reason that no EqIA 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)	This proposal will have a positive impact on customers with an Acquired Brain Injury or Mental Health condition as

	they can move from or avoid institutional settings and live in the community. A full EqIA will be completed with the business case and chosen option.
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11. Alternative Options Considered

11.1 The Council will consider all other option in 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, however, from early discussions and the preparatory work already undertaken it is clear that financial savings and income opportunities can be gained from developing this site for supported living. These include:

- Initial indications show that the payback for this scheme could be achieved in year 6 if revenue from rents through Housing Benefit and savings to the Adult Social Care budget is included.
- Annual financial savings resulting from housing customers within the same facility to share staff costs;
- Reduced running and maintenance costs resulting from purpose built, state of the art infrastructure along with the appropriate use of the latest technological developments.

	Current year	Forecast		
	2016/17	2017/18	2018/19	2019/20 & beyond
	£000	£000	£000	£000
On-going costs (revenue)				
Costs - Staffing				
Other	0	0	0	
Total on-going costs (revenue)				
Funded by				

What benefits will the proposal deliver?	<ul style="list-style-type: none"> • <i>Please see section 4 above.</i>
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13. Risk and Business Continuity Management

a) Risk(s) associated with the proposal

Risk	Mitigation	Residual Risk
The building will be empty from March 2017 costing the Council £36,638 per annum to maintain	Complete the business case including Option Appraisal and financial appraisal to determine the best option for the Council so the building is not sat empty for a prolonged period of time.	

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

Risk	Risk Rating
Savings and investment opportunities not realised.	Red
Inability to operate within the Next Generation Working Council model.	Red

14. List of Appendices

None

Author:	Name: Lauren Humber Team: Commissioning and Contracts ASC
Contact details:	Tel: 01604 367185 Email: lhumber@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, final decision July 2017.
Does the report include delegated decisions? If so, please outline the timetable here	Yes, as set out in timetable in section 9 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: Carol Wood
Have any capital spend implications been cleared by the Capital Investment Board (CIB)	YES
Has the report been cleared by the relevant Director?	YES Name of Director: Tony Ciaburro and Carolyn Kus
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: Allis Karim
	Solicitor's comments:
Have any communications issues been cleared by Communications and Marketing?	NO Name of officer:
Have any property issues been cleared by Property and Asset Management?	YES Name of officer: Ian Boll
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:	YES
Are there any human rights implications:	NO
Constituency Interest:	<i>Send report to relevant councillor if affects specific Division(s)</i>