

Name of meeting: Cabinet
Date: 29 June 2020
Title of report: Adult Social Care Capital Programme - Dementia Day
 Care: Knowl Park House/Centre of Excellence, Mirfield and The
 Homestead, Almondbury

Purpose of report: To seek approval to proceed with Lead Consultant Architects following successful tender exercise for the above capital scheme from the Adult Social Care Capital Programme

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| Key Decision - Is it likely to result in spending or saving £250k or more, or to have a significant effect on two or more electoral wards? | Yes Capital spend over £250k |
| Key Decision - Is it in the <u>Council's Forward Plan (key decisions and private reports)</u>? | Key Decision - Yes Public report with exempt appendix. The Appendix is recommended for consideration in private in accordance with Schedule 12A of the Local Government Act 1972 namely it contains information relating to the financial and business affairs of the Council and third parties. It is considered that the public interest in maintaining the exemption, which would protect the rights of an individual or the council, outweighs the public interest in disclosing the information and providing greater openness in the council's decision making |
| The Decision - Is it eligible for call in by Scrutiny? | Yes |
| Date signed off by <u>Strategic Director</u> & name Is it also signed off by the Service Director for Finance? Is it also signed off by the Service Director for Legal Governance and Commissioning? | Richard Parry - 22 May 2020 Eamonn Croston - 12 June 2020 Julie Muscroft - 26 May 2020 |
| Cabinet member <u>portfolio</u> | Cllr Musarrat Khan - Health and Social Care |

Electoral wards affected: Mirfield and Almondbury

Ward councillors consulted: Cllrs Vivienne Lees-Hamilton, Cllr Alison Munro, Cllr Bernard McGuin, Cllr Paola Antonia Davies

Public or private: Public

Has GDPR been considered? Yes. The report does not contain any personal data.

1. Summary

- 1.1 This report relates to the proposed re-provision of the existing 25 place Dementia Day facility at Knowl Park House, Mirfield and the 25 place Dementia Day facility at The Homestead, Almondbury.
- 1.2 The facilities are former 1960s residential care units unsuitable for the delivery of modern Dementia day services. The pressing need for replacement of the current units is due to the failing systems and condition of the premises. To adapt to the changing needs and demands of dementia day care, and to provide services appropriate for the 21st century, it is essential to seek the replacement of both buildings with modern, appropriate construction and flexible design. This is supported by the commitment of the Council to retain these services in-house. The provision of new day care facilities will incorporate appropriate designs and layouts to enable our experienced and skilled staff to deliver the best quality care in appropriate environments.
- 1.3 The proposed redevelopment of the Knowl Park House site in Mirfield will include a Centre of Excellence attached to the new Day Centre. This new concept will provide training facilities for staff and carers and will support our early intervention and prevention approach to supporting and maintaining users to live at home for as long as is practically possible. The development will be available for a wide range of client groups, families and carers. It will showcase good practice in dementia and disability design in the home environment incorporating a number of demonstration rooms showcasing appropriate furniture layouts and innovations in assistive technologies and equipment.
- 1.4 The schemes at Knowl Park House and the Homestead will require demolition of the existing buildings on site. The capital programme will undertake the Knowl Park House scheme first with an estimated completion date of late autumn 2022. The Homestead will follow shortly after. The capital planning process will require a further detailed report to Cabinet to confirm the design and estimated detailed cost of the schemes and seek approval to the release of appropriate capital funding and permission to tender.
- 1.5 Decant options for the current services at Knowl Park and the Homestead are currently being evaluated and will be confirmed to Cabinet at a future date.
- 1.6 Adult Services have in place an appropriate Capital Management Board and a client development team to support all schemes within their allocation and to ensure appropriate governance is in place.
- 1.7 The initial outline business case for re-provision of day services buildings was approved at Cabinet in January 2019 and included the Strategic Priorities Capital Budget (Independent theme). To enable appropriate design of the schemes, and to prepare detailed costings for pre tender approval, it is essential that approval be given to enter into a design contract as soon as possible. This will enable the Adult Services Client Team to work with the appointed Architects as soon as possible in order to meet the proposed development timescale.

2. Information required to take a decision

- 2.1 A transparent tendering exercise has been undertaken to recruit Lead Architects for design services. This has been a successful process and we will be shortly in a position to appoint. This tender exercise has been chaired via corporate procurement officers and cabinet are now asked to endorse this report as the costs will exceed £250K.
- 2.2 Initial design meetings will then take place to confirm the client brief and to ensure that all statutory requirements will be met. Outline and detailed design will take place over the coming months, followed by a report to Cabinet with detailed designs, proposed build costs, confirmed fees and request for approval to tender.
- 2.3 The draft Commissioning Document for both schemes is attached as Appendix 1.

3. Implications for the Council

- 3.1 The Council's capital budget plans support the overall delivery of the following Council objectives and priorities within available resources:

- i) Well ii) Independent
- iii) Safe and cohesive
- iv) Clean and Green
- v) Efficient and Effective

3.2 Working with People

We will co-produce the designs with people with dementia and their carers/families as they are in a unique position to share what it is like to live with dementia and how an appropriately designed environment can help them to remain independent for longer. People with dementia will have their voice heard and they will be able to speak about the issues which are important to them. We will also consult our partner, Stirling University's Dementia Services Design Centre, to ensure all elements of design fully meet their Gold standard expectations. Everything we design will be based on enhancing our delivery of service and aspire to the most current dementia design elements.

3.3 Working with Partners

There will be no impact.

3.4 Place Based Working

There will be no impact.

3.5 Improving outcomes for children

There will be no impact.

3.6 Other (eg Legal/Financial or Human Resources)

This scheme is budgeted for within the overall Adult Social Care Capital Programme and adequate monies have been profiled into year 2021 which will cover all projected design fees at this stage.

4. Consultees and their opinions

- 4.1 This report and appendix have taken the appropriate governance route.
- 4.2 Ward Members have been consulted
- 4.3 Portfolio Lead has been consulted
- 4.4 In addition to the above, throughout this capital scheme, officers have worked with families, carers, service users, staff and unions and will continue to do so.

5. Next steps and timelines

- 5.1 The outline timeline for both schemes and centre for excellence is included in the Commissioning documents in the Appendix.
- 5.2 A letter of acceptance will be sent to the preferred bidder so that design processes can commence.

6. Officer recommendations and reasons

Having read this report and the accompanying Appendix, Cabinet are asked to:

- 6.1 Approve that the appropriate Lead Consultant Architects be appointed.
- 6.2 Approve for biodiversity reports to be produced for Knowl Park House site.

7. Cabinet Portfolio Holder's recommendations

The portfolio holder supports the recommendations in this report.

8. Contact officer

Stephen Stead, Programme and Investment Manager (Adult Social Care Capital Programme)

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9. Background Papers and History of Decisions

- 9.1 The updated Capital Plan 2018-2024 was approved at Full Council on 13/2/19:
<http://modgovdb01vm:9070/ieListDocuments.aspx?CId=138&MId=5653>

10. Service Director responsible

Helen Severns, Service Director Integrated Commissioning
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Appendices:

Appendix 1 – Commissioning documents for Knowl Park House and Centre of Excellence, and The Homestead

