

Name of meeting: Cabinet

Date: 21st September 2021

Title of report: Adult Social Care Capital Programme – Knowl Park House and The Homestead Capital Schemes

Purpose of report: Re-profile of Service capital monies to meet increased cost of above schemes

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 Spending over £250k
Key Decision - Is it in the <u>Council's Forward Plan</u> (key decisions and private reports)?	Key Decision – Yes Private Report/Private Appendix – No
The Decision - Is it eligible for call in by Scrutiny?	Yes
Date signed off by <u>Strategic Director</u> & name	Richard Parry on 11/8/21
Is it also signed off by the Service Director for Finance?	Eamonn Croston on 11/8/21
Is it also signed off by the Service Director for Legal Governance and Commissioning?	Julie Muscroft on 11/8/21
Cabinet member <u>portfolio</u>	Cllr M Khan on 11/8/21

Electoral wards affected: Mirfield and Almondbury

Ward councillors consulted:

Mirfield Cllrs (Cllr Vivien Lees-Hamilton, Cllr Kath Taylor, Cllr Martyn Bolt) and Almondbury Ward Cllrs (Cllr Alison Munroe, Cllr Bernard McGuin, Cllr Paola Davies) have been kept updated on both schemes.

Public or private:

Public

Has GDPR been considered?

Yes, there are no GDPR implications.

1. Summary

This report sets out the reprofiling of capital monies required to progress with the 2 schemes, Knowl Park House (Mirfield Ward) and The Homestead (Almondbury Ward). This will confirm adequate funds from the agreed Adult Social Care Capital Allocation to meet the revised anticipated costs following detailed feasibility and also approve the move to tender.

Relocation plans are currently in place to vacate both sites by the Autumn 2021 to allow intrusive surveys pending demolition.

Amendments to the budget allocations will then be included in Quartile 2 report to Cabinet.

2. Information required to take a decision

- 2.1 As part of the Council's capital programme Adult Services have an agreed capital budget of £25.4m (£22.470m for Day Care Support for Vulnerable Adults and £2.913m for One Off Projects)
- 2.2 This report relates to 2 schemes within the programme namely the re-provision of the council's two existing 25 place Dementia Day facilities at Knowl Park House, Mirfield, and the Homestead, Almondbury.
- 2.3 The initial outline business case for reprovision of day services buildings was approved at Cabinet in January 2019 and was included in the Strategic Priorities Capital Budget (Independent theme).
- 2.4 At that time of the initial bid indicative capital estimates of £5m for Knowl Park House (including a centre of excellence facility) and £3m for the Homestead were set aside. Both outline estimates were exclusive of furniture replacement and capitalised salaries relating to the service capital team.
- 2.5 A report was approved at Cabinet on 29th June 2020 to appoint Lead Consultant Architects for both schemes. Following a tendering exercise Frank Shaw Associates were appointed and detailed feasibility has now been completed for both schemes.
- 2.6 The detailed feasibilities have identified costs will exceed their nominal original allocations. Knowl Park House is now estimated at around £6.3m and The Homestead at £4.7m. These increases are mainly due to:
 - significant rises in construction materials associated with Covid and Brexit
 - increased transport costs
 - an increase in the building footprints to ensure best practice design and learning from Covid
 - the absorption of demolition costs
 - increases in Architecture fees due to the increased size of the buildings
 - unforeseen issues relating to necessary groundworks
 - the cost of enabling works to the premises required for temporary decant.
- 2.7 Although the contracts for new builds have yet to be tendered, at this stage the detailed feasibilities have confirmed costs will increase by £1.3m for Knowl Park House and £1.7m for the Homestead. This will give a total increase of £3m including enablement costs relating to the temporary decant of services from both existing buildings. This will give a total revised budget for both schemes at £11m (exclusive of furniture costs and capitalised salaries of the Adults Capital Team).

- 2.8 To meet the increased cost and to allow the two designed schemes to proceed, Adults Services SCLT and the Adults Capital Governance Board propose to re-profile existing schemes within the Adult Services conditional programme.
- 2.9 Within the conditional programme the Service had intended to undertake limited refurbishment of the 4 x 40 bed residential units. An initial allocation within the Adults programme of £2m was identified to fund these works of which £125,000 has been committed and spent on the upgrade of the nurse call systems at Ings Grove House and Moorlands Grange in response to urgent recommendation of the Care Quality Commission.
- 2.10 Following the impact of the Covid Pandemic the Service is working closely with partners and stakeholders to review longer-term care and service requirements based on a comprehensive need analysis. Until this detailed work is completed it is unclear what works may be needed to the 4 units. No further commitments are currently identified against this budget and the Service propose to re-allocate the balance of £1.875m to support the increased costs of Knowl Park and Homestead.
- 2.11 In addition, the Service will allocate £250,000 from the New Technology Budget within the Adults Programme (currently £629,000) and £875,000 from the provisional Birkdale development budget (currently £11m). The service is currently working on the outline client brief for the Birkdale proposed development and will bring forward a report on proposed specifications and estimates in the new year.
- 2.12 The re-profile of the capital programme confirms resources of £11m to support the Knowl Park and Homestead developments (exclusive of salaries and furniture but inclusive of around £300,000 already expended on design fees and charges etc). Both schemes are due to tender in the Autumn 2021 with planned construction starting in Spring 2022. Both are identified for completion in early Spring 2023.
- 2.13 The proposed re-profile has taken account of current and projected needs of the Service and these have been reflected in the design of the buildings and the revised cost estimates.
- 2.14 Adult Services have in place an appropriate Capital Delivery and Oversight Board and a client development team to support all schemes within their allocation and to ensure appropriate governance is in place. This ensures the service has well-established project management protocols and procedures to ensure schemes are appropriately scrutinised in terms of risk, value for money, affordability and viability.

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) Aspire and Achieve
 - iv) Sustainable economy
 - v) Safe and cohesive
 - vi) Clean and Green
 - vii) Efficient and Effective

The schemes support delivery of the Kirklees Vision for Adult Social Care as follows:

- **Working with People**

The service has and will continue to engage and involve staff working in the service, the people that use services and their carers and people living with dementia.

- **Working with Partners**

We have and will continue to work with our partner, Stirling University's Dementia Services Design Centre, to ensure all elements of design fully meet their Gold standard expectations throughout the scheme. Everything we design will be based on enhancing delivery of the service and aspire to the most current dementia design elements.

We have and will continue to work with colleagues from health including the CCG and SWYFT and have membership from these organisations on the Adults Capital Oversight and Delivery Board.

- **Place Based Working**

The provision of the Centre of Excellence at Knowl Park will provide facilities in a state-of-the-art building to support, advise, develop and train carers, partners and families using an early intervention and preventative approach. This will maximise people's independence to enable them to stay in their own homes for longer, delaying their move to residential care. This will give the opportunity for closer, placed based working within our communities utilising a wide range of stakeholders and VCS organisations.

- **Climate Change and Air Quality**

Environment and carbon reduction will be considered as an integral part of the scheme. Bicycle racks and electric vehicle points have been incorporated as part of the design.

Transport will increase during the demolition and build phases of this scheme. However, once the scheme is completed this will cease.

Once operational, there will be increased traffic to the Centre of Excellence but this will be minimal and managed as part of the operating model.

- **Improving outcomes for children**

This scheme, specifically the Centre of Excellence, will benefit disabled children as they will be able to visit with their families to see how the design of accommodation and technology could support them in potential changes to their homes.

- **Other (eg Legal/Financial or Human Resources)**

No Legal, financial or human resources issues to report.

There is sufficient capacity within Adult Services Capital Team and within the Growth and Regeneration Service (Capital Development) to deliver this scheme.

Do you need an Integrated Impact Assessment (IIA)?

An IIA has been completed and indicates there will be no negative impacts.

4. Consultees and their opinions

4.1.1 Ward Members have been consulted

4.1.2 Portfolio Lead has been consulted

4.1.3 Adults Services SCLT, Adults Capital Delivery and Oversight Board and Corporate Capital Board have been consulted and support the proposals in this report.

4.1.4 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 Relocation plans are currently in place to vacate both sites by the Autumn 2021 to allow intrusive surveys pending demolition.

5.2 Amendments to the budget allocations will then be included in Quarter 2 report to Cabinet.

5.3 Tenders to appoint contractors will go out Autumn 2021 (Knowl Park House) and Winter 2021/22 (The Homestead) followed by the respective Capital Outlay Reports (CORs).

5.4 Construction on both sites will be completed by Spring 2023 followed by services moving back into the new premises from their temporary decant locations.

6. Officer recommendations and reasons

6.1 Cabinet Members are asked to note and endorse this proposal which will confirm adequate funds allocated to meet the revised anticipated costs and approve the move to formal tender.

7. Cabinet Portfolio Holder's recommendations

7.1 The Cabinet Portfolio Holder recommends that Cabinet endorse this proposal which will confirm adequate funds to meet the revised anticipated costs following detailed feasibility and approves the move to tender.

8. Contact officer

Stephen Stead, Adult Services Capital Programme and Investment Manager Tel: 07929 193794
stephen.stead@kirklees.gov.uk

9. Background Papers and History of Decisions

The updated Capital Plan 2018-2024 was approved at Full Council on 13/2/19:
<https://democracy.kirklees.gov.uk/ieListDocuments.aspx?CIId=138&MIId=5653>

Approval was given at Cabinet on 29th June 2020 to appoint Lead Consultant Architects
<https://democracy.kirklees.gov.uk/ieListDocuments.aspx?CIId=139&MIId=6441>

10. **Service Director responsible**

Michelle Cross, Service Director Mental Health and Learning Disability