
Executive

7 December 2016

Report of the Corporate Director of Health, Housing and Adult Social Care from the portfolio of the Executive Member for Adult Social Care and Health

Older Persons' Accommodation Programme Update and introduction to the following Programme reports

This report provides a short update on the Older Persons' Accommodation Programme as an introduction to the subsequent reports which deal with specific parts of the Programme: Burnholme, Haxby Hall and Lowfield.

Recommendations

1. The Executive are asked to:
 - a) Note the contents of the update report.
 - b) Agree that six monthly progress reports on the Programme be given to Executive.

Reason: So that Executive can be assured that the Older Persons' Accommodation Programme is progressing.

Background

2. The Council's Executive on 30th July 2015 approved the Business Case for the Older Persons' Accommodation Programme (the Programme). This will:
 - a) fund 24/7 care at Auden House [Fishergate ward], Glen Lodge [Heworth ward] & Marjorie Waite Court [Clifton ward] Extra Care schemes;
 - b) build a 27 home extension to the Glen Lodge Extra Care scheme;
 - c) build a new Extra Care scheme at Oakhaven in Acomb [Holgate ward];
 - d) procure a new residential care facility as part of the wider Health & Wellbeing Campus at Burnholme [Heworth ward]; and

- e) encourage the development of additional residential care capacity in York including block-purchase of beds to meet the Council's needs.
3. Executive on 14th July 2016 agreed additions to the programme:
- a) the development of a care home on the Lowfield School site [Westfield ward] as part of a wider redevelopment of the site; and
 - b) examination of options for the future of Haxby Hall older persons' home [Haxby & Wigginton ward] as an alternative to closure.
4. The Programme is overseen by a Programme Board, chaired by the Deputy Chief Executive and Director Customer and Corporate Services. It reports to an external stakeholder panel and regularly reports to, and is scrutinised by, the Health and Adult Social Care Policy and Scrutiny Committee and the Audit & Governance Committee.
5. The Council's external auditors Mazars have twice reviewed governance and management of the programme in the last eighteen months and report satisfaction with the arrangements in place. They have asked that regular updates on the Programme be given to Executive so that a high level summary of progress is provided even during periods of minimal activity or when an approval by the Executive is not required.

The Update

6. Good progress is being made by the Programme and confidence is held in its ability to deliver the outcomes required by Executive. To date:
- a) 24/7 Extra Care provision is now in place at Auden House on Cemetery Road and Glen Lodge. Customers with high care needs now live in these facilities as an alternative to residential care.
 - b) Construction is well underway with a 27 home extension to Glen Lodge, providing dementia ready accommodation at this council-run Extra Care facility. The project has received a £850,500 grant from the Homes & Communities Agency.
 - c) Grove House [Guildhall ward] and Oakhaven older persons' homes have closed, residents have safely moved and the sites/resources put to new use to further the aims of the Programme.
 - d) The transformation of the Burnholme school site to create a health and wellbeing campus is approved and underway. Enabling works are complete and demolition of unwanted classrooms will begin shortly. Procurement has begun to find a partner to deliver a care

home on the site. Planning consent for the new community & library facilities will be considered by Committee in December 2016.

- e) Our partners have bid for NHS Transformational Capital Funding for primary care facilities at Burnholme and we await a decision.
- f) Procurement has begun to find a partner to fund, build and operate an Extra Care facility on the site of Oakhaven older persons' home on Acomb Road. However, this procurement was launched later than planned due to lengthier examination of the procurement and legal options associated with the plan.
- g) Consultation on the option to close Willow House older persons' home [Guildhall ward] is now complete. Executive in November agreed to close the home and sell the site.
- h) Public engagement on the proposals to develop Lowfield Green [Westfield ward] has shown support for the plan to deliver a care home, bungalows and flats for older people, family homes, plots for self-build housing, a health centre and public open space on the site. We are ready to progress this development.
- i) Options for the future of Haxby Hall have been drawn up and are ready for Member decision.
- j) Planning consent has been granted to the Joseph Rowntree Housing Trust for a 105 home Extra Care facility and a 60 bed care home in New Earswick [Huntington & New Earswick ward]. The Council has secured nomination rights to homes in this scheme and construction is expected to begin in Q1 2017 with the first of the new homes available in Q2 2018.

7. Key milestones in the Programme are:

Date	Milestone
Q4 2016	Executive approval regarding the option to close a third care home, Burnholme Community & Library investment, a sustainable future for Haxby and the Lowfield Green redevelopment.
Q4 '16/Q1 '17	Procure a partner to deliver the Extra Care facility at Oakhaven. Procure a partner to deliver the Burnholme care home. Prepare the Burnholme site for re-development

Q2&3 2017	Consideration of Burnholme care home planning application.
Q2 2017	Burnholme community facilities start on site.
Q3 2017	Submit Oakhaven Extra Care facility planning application.
Q3 2017	Complete Glen Lodge extension.
Q4 2017	Burnholme care home start on site.
Q4 2017	Oakhaven Extra Care facility starts on site.
Q4 2018	Complete Burnholme care home.
Q4 2018	Complete Oakhaven Extra Care facility.

Implications

Financial

8. The Programme is on track to deliver the following, agreed savings:

(figures in £000)	2017/18	2018/19	2019/20 to 2023/24	ongoing
Yearly saving	(76)	0	(284)	(553)

9. Capital receipts from the sale of older persons' homes have exceeded expectations and the capital position of the Programme is healthy.

Legal

10. Legal services have been involved in the development of the Programme and their advice incorporated. Further examination of the legal implications of the various property and procurement elements of this Programme will be undertaken as proposals are developed further and brought forward for due consideration, as we progress with the various elements of the Programme.
11. We continue to press for confirmation of the School Standards & Framework Act consent to dispose of an area of redundant land at

Burnholme. Without this consent we cannot progress with housing on this site.

Human Resources

12. The HR implications of the Programme are regularly under review and implications are the subject to specific reports and decisions.

Equalities

13. An Equality Impact Assessment for the Programme and its parts is in place and is regularly updated. It particularly highlighted the positive implications of the Project for the health, security and wellbeing of all residents. This has and will continue to be updated as the project progresses.
14. An Older Persons' Accommodation Project Board and a Reference Group have been established to act as a sounding board for the development of plans as the implementation of the Project unfolds. The project team also continues to use established channels to communicate with, and gather the views of, members of the local community, partners, stakeholders and staff.

Risks

15. Key risks are kept under review and mitigations are pro-actively managed. No key risks currently present a concern. Recent progress in mitigating risks include:
 - a) The acceptance of a good offer above original estimate for Grove House.
 - b) Department for Education consent granted for the disposal of the Burnholme school buildings.

End

Contact Details

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		Report Approved	✓ Date 27 th Nov 2016
Specialist Implications Officer(s) Legal – Walter Burns (Ext 4402). Finance and Procurement: Debbie Mitchell (Ext 4161) Property – Philip Callow (Ext 3360)			
Wards Affected: All			
For further information please contact the authors of the report			

Background Papers

19 July 2011	Report to Executive giving formal approval for the commencement of the Programme.
1 Nov 2011	Report to Executive giving the results of consultation and proposed a programme of closures, supported by a further consultation period on proposed closures of Oliver House and Fordlands.
10 Jan 2012	Report to Executive authorising consultation with staff, residents and their families and carers on proposal to close Fordlands and Oliver House, including changes to day care services as a result. Recommendation to close Fordlands and Oliver House.
15 May 2012	Report to Executive noting the successful homes closure and transition for residents
4 June 2013	Report to Executive seeking agreement on modernisation programme. The Council to fund the building of the two new care homes and so retain ultimate ownership of the buildings and the land with care homes designed, built, operated and maintained by an external provider.
3 Mar 2015	Report to Executive seeking approval of revised proposals based on creating new Extra Care Housing and reforming the Council's existing ECH stock; building a new care home on the Burnholme site as part of wider health and community facilities; and working more closely with current care providers to deliver more specialist dementia accommodation across the city.

30 July 2015	Report to Executive seeking approval of the Business Care for the Older Persons' Accommodation Programme and agreement to proceed.
29 Oct 2015	Report to Executive providing the results of the consultation undertaken with the residents, relatives and staff of Grove House and Oakhaven residential care homes to explore the option to close each home with current residents moving to alternative accommodation. Executive agreed to close and sell Grove House and close Oakhaven and use the site as the location of a new Extra Care facility.
29 Oct 2015	Report to Executive regarding securing a viable future for the Burnholme school site in Heworth ward. Following extensive public consultation Members agreed to sanction further work to identify partners to progress the continued community and sports use of the site, complemented with wider health and enterprise services, the building and operation of a residential care home for older people and the provision of housing.
19 May 2016	Report to Executive that obtained consent to begin to deliver the Burnholme Health & Wellbeing Campus and secure a viable future for the former Burnholme Community College site in Heworth ward.
14 July 2016	Report to Executive by the Director of Adult Social Care. Agreement to move forward with examination of the development potential for Lowfield, alternatives to closure of Haxby Hall and sanction to consult on the closure of a further two older persons' homes.
28 th Sept 2016	Report to the Audit & Governance Committee by the Programme Director, Older Persons' Accommodation, providing an update on progress of the Programme and actions taken to address External Audit recommendations.
24 th Nov 2016	Report to Executive by the Corporate Director of Health, Housing and Adult Social Care. Receipt of the results of the consultation undertaken with the residents, relatives and staff of Willow House residential care home to explore the option to close the home with current residents moving to alternative accommodation. Executive agreed to close Willow House and sell the site.