

DERBYSHIRE COUNTY COUNCIL

CABINET

12 June 2012

REPORT OF THE STRATEGIC DIRECTOR – ADULT CARE

EXTRA CARE PROCUREMENT SSD 10 10

AWARD OF CONTRACT AND FINANCIAL CLOSE

ADULT CARE

1. Purpose of the Report

To seek approval to enter into various legal documents with Chevin Housing (Part of the Together Housing Group) for the provision of extra care facilities in order to reach financial close on the Extra Care procurement.

2. Information and Analysis

At the Cabinet meeting on 31 January 2012 approval was given to appoint Chevin Housing as preferred bidder for the provision of Extra Care facilities. In order to satisfy the due diligence process of Chevin Housing, a specific resolution from Cabinet is required to enter into the necessary legal documents

3. Financial Considerations

Full details of financial considerations were reported to Cabinet on the 31 January 2012. However, to summarise, the average construction cost of the current extra care schemes is £7 million per site and it is estimated that the land value being provided by the authority on a 125 year lease to provide for the schemes is £2.25 million. It was also previously reported that the day care facilities required at two of the schemes (Clay Cross and Cressy Fields, Alfreton) will be funded by a capital contribution by the County Council, estimated at £300,000 for each centre. Due to planning considerations, it is now no longer proposed to develop day care on the Alfreton site and it is proposed that this will be relocated with the capital investment to an alternative development in Amber Valley.

4. Human Resource Considerations

The procurement of the extra care schemes will not have any direct human resource implications. However, delivery of the service model once the schemes are complete will have significant human resource considerations, and this is referred to in the Cabinet report on 20 February 2012 in relation to the revised accommodation, care and support strategy for older people in Derbyshire

5. Legal Considerations

The following documents listed below need to be completed in order for the Authority to achieve Financial Close (subject to planning approval) in respect of the three sites at Clay Cross, Chesterfield and Alfreton and other sites included in the procurement covered by the Extra Care Facilities procurement ref SSD10 10:

1. Project Development Agreement
2. Agreement for Lease
3. Lease Agreement
4. Service Delivery Agreement
5. Nominations and Allocations Agreement
6. Day Care Sub lease agreement

6. Equal Opportunity Considerations

- 6.1 The extra care schemes will offer improved provision for older people.
- 6.2 Two equalities impact assessments were undertaken for the original accommodation, care and support strategy for older people. The first focussed on the design elements of the Specialist community Care Centre and Extra Care, the second focussed on the service delivery model within the first Specialist Community Care Centre at Staveley.
- 6.3 Within this extra care procurement SSD 10 10, the format and joint approach to an Equality Impact Assessment is being negotiated with the Preferred Bidder as part of fine tuning. That will result in an Equality Impact Plan for each of the three initial schemes and any that then follow.
- 6.4 The Social Care PFI and Extra Care Housing Equality Impact Assessment undertaken in 2010 will be updated to reflect the revised accommodation, care and support strategy for older people, which was approved by Cabinet on 20 February.

7. Property Considerations

- 7.1 Heads of Terms have been agreed for the transfer of Foolow Court from Chesterfield Borough Council to the County Council. The transfer of the freehold interest in the property will need to be completed in advance of financial close.
- 7.2 The provision of Day Care facilities will enable release of existing Day Care facilities, subject to the outcome of consultation with those affected.
- 7.3 It is the responsibility of Chevin Housing to secure planning permission in respect of the Extra Care schemes on the three sites and any future sites.

8. Other Considerations

In preparing this report the relevance of the following factors have been considered: prevention of crime and disorder, environmental health, and transport considerations.

9. Key Decision – Yes

10. Call In – No

11. OFFICER RECOMMENDATION

That Cabinet notes the approval previously given to award a contract to Chevin Housing (part of the Together Group) and give approval for the Director of Legal Services to execute the following documents listed below and any other relevant documents required in order for the Authority to achieve Financial Close (subject to planning approval) in respect of the three sites at Clay Cross, Chesterfield and Alfreton and other sites covered by the Extra Care Facilities procurement ref SSD10 10:

- 1. Project Development Agreement
- 2. Agreement for Lease
- 3. Lease Agreement
- 4. Service Delivery Agreement
- 5. Nominations and Allocations Agreement
- 6. Day Care Sub lease agreement

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