



**ADULTS AND COMMUNITIES OVERVIEW AND SCRUTINY COMMITTEE**  
**10 JUNE 2019**

**UPDATE ON NORTH WEST LEICESTERSHIRE SITE DEVELOPMENT**

**REPORT OF THE DIRECTOR OF ADULTS AND COMMUNITIES**

**Purpose of report**

- 1 The purpose of this report is to provide the Committee with a summary of the progress made to prepare for the redevelopment of short breaks services and residential services in North West Leicestershire (NWL), including the relocation of existing residents and tenants and the design principles and re- build programme.

**Policy Framework and Previous Decisions**

- 2 In June 2018, the Cabinet agreed recommendations for:
  - a) Long-stay residential services at Hamilton Court in Coalville to be closed and the residents be supported to find appropriate alternative accommodation;
  - b) A new short breaks service to be developed on the Hamilton Court/Smith Crescent site to replace the existing short breaks building; funded from discretionary capital funds;
  - c) That the use of the Hamilton Court/Smith Crescent site for supported living continue to be explored.
- 3 On 8 February 2019, the Cabinet approved funding for the 2019/20 to 2022/23 capital programme, and this included £3.7 million for the redevelopment of the Hamilton Court/Smith Crescent site in NWL.

**Background**

4. The NWL site is 3,599 square metres/0.8893 acres and comprises of the following properties and services that are owned by the County Council:
  - Hamilton Court residential care home - seven bed residential care home with two remaining residents;
  - Smith Crescent short break unit - six bed service accessed by approximately 30 individuals;
  - Two ex-housing authority, three-bedroom semi-detached houses, owned by the County Council, leased to East Midlands Housing Association and used for supported living housing for three tenants. Support to the individuals is provided by Affinity Trust (the lead contracted supported living provider for the area).
5. The development of supported living in NWL will contribute to adult social care priorities in relation to increasing the opportunities for working age adults. Demand analysis was presented to the Cabinet in October 2018 which projected demand for

supported living (and other forms of accommodation) by district. According to the demand analysis an additional 39 supported living units are required in NWL by 2027.

### **Proposals/Options**

6. A planning application is due to be submitted at the beginning of July. Subject to planning approval, it is proposed that the future use of the site will comprise of the following buildings/services:
  - Up to 16 self-contained supported living properties including wheelchair accessible and bariatric facilities (the actual number to be determined). Support will be provided via the County Council's lead contracted provider;
  - Six bed short breaks building with all rooms en-suite and accessible, with support provided by the County Council;
  - Suitable space and facilities to provide Community Life Choices (which is currently provided at Coalville Community Resource Centre) with support provided by the County Council.
7. The development of a purpose-built short breaks building will ensure facilities can meet the needs of those working age adults accessing the service now, ensuring carers are supported to continue caring by providing them with a break from that role, and the utilisation of the service is maximised. The total site development will also result in significantly improved County Council property assets.
8. Advice is being sought from the Care Quality Commission (CQC) on the development of the site and proposed design. Early engagement with CQC has been cited as key to ensure successful future registration, and dialogue with them will continue.
9. Strategic Property Services have sourced FORTEM through the SCAPE Framework to complete the design, demolition and build. The site will be developed in two phases to enable the continued availability of the existing short breaks service until the replacement is built.
10. A programme of work is due to be agreed imminently and developers have agreed an on-site start date of November 2019, with indicative completion of both phases by the end of March 2021.
11. Subject to the necessary consents, phase one will include the demolition of the existing supported living and residential care home (Hamilton Court), delivery of the short breaks facility and an element of supported living flats. Phase two will include the demolition of the existing short breaks facility (Smith Crescent), the development of the Community Life Choices and the remaining supported living flats, including those which are wheelchair accessible. A draft site phasing plan is appended to this report as Appendix A.
12. The onsite start date is dependent on the successful re-location of the remaining residents and tenants. Progress is being reviewed regularly and a significant amount of work is being undertaken to make sure individuals, their relatives and/or independent advocates are central to the decisions and that future accommodation and support options meet their needs and wishes. This includes, but is not limited to, the type and nature of accommodation and support, maintaining important relationships and geographical location.

13. The two remaining residents of Hamilton Court residential home are expected to move to their new services by the end of July 2019 and housing applications are being pursued for the three supported living tenants. Although the aim is for existing tenants to be supported to find alternative long-term accommodation that meets their needs, they have the option of returning to the site once the new supported living properties are available.
14. A site plan will be available for the meeting of the Cabinet on 25 June 2019 prior to a planning application being submitted. A draft site plan is attached to this report as Appendix B.
15. A pre-planning report has been submitted which, to date, has resulted in minor amendments to the design. A summary of the key dates is set out below:

<b>Date</b>	<b>Action</b>
Early June 2019	Communication with local community regarding site development
24 June 2019	Site plans submitted to Cabinet for comment and approval
Week commencing 1 July 2019	Submission of Planning Application to the County Council
November 2019	Site set up commenced on site
March 2021	Build completion

### **Service Design Principles**

16. The following key principles have informed the site design:
  - The site design should not look or feel institutional or campus like;
  - Building designs and site layout considers current and future needs of the people who use/will use the services/ buildings;
  - External space, including parking to be in line with planning requirements.
17. Short break facilities need to be able to accommodate and function well with a wide range of people who have very different needs at any one given time. The design provides an environment that can accommodate people who may not want to spend time together, through the provision of multiple communal spaces in separate areas of the building.
18. The provision of facilities in short breaks will support progression from a family setting to independent/supported living and the environment needs to maximise opportunities to try things, get involved and learn social and daily living skills. Features such as an accessible and safe kitchen space are key to this.
19. Community Life Choices (formally known as a Day Service) is a self-contained wheelchair accessible, flexible space attached to, but distinguished from the short break building.
20. A range of supported living properties are incorporated in the design, including two storey houses and flats.
21. All supported living properties are self-contained, single person or couple occupancy. The preference is for direct access into each property (not via a communal area) and

this has been achieved for the majority of units. Parking is in accordance with planning policy and will include space for a mini bus drop off and a cycle store.

### **Consultation**

22. Service users, their families and staff have been asked for their views on the redevelopment of short breaks. Engagement on the design of supported living has taken place as part of the strategy development.
23. A planning application will be submitted at the beginning of July 2019 and engagement with the local community regarding the site development is planned prior to and as part of the planning application.

### **Resource Implications**

24. On 8 February 2019, the Cabinet approved funding for the 2019/20 to 2022/23 capital programme including £3.7 million for the redevelopment of the Hamilton Court/Smith Crescent site in NWL.
25. The Director of Corporate Resources and the Director of Law and Governance have been consulted on the content of this report.

### **Timetable for Decisions**

26. The site plans will be submitted to the Cabinet on 25 June 2019 for approval prior to a planning application being submitted at the beginning of July. It is intended that work on-site will commence in November 2019, with an indicative completion date of March 2021.

### **Conclusions**

27. The development of the NWL site will result in an increase and improvement to facilities available to working age adults.
28. The development of the site is dependent on the successful relocation of existing residents and tenants, and approval of a planning application.

### **Background Papers**

- Report to Cabinet: 12 June 2018 – Reconfiguration of In-House Learning Disability Residential Accommodation – <http://politics.leics.gov.uk/ieListDocuments.aspx?CId=135&MId=5181&Ver=4>
- Report to Cabinet: 8 February 2019 – Provisional Medium Term Financial Strategy 2019/20 to 2022/23- <http://politics.leics.gov.uk/ieListDocuments.aspx?CId=135&MId=5600&Ver=4>

### **Circulation under the Local Issues Alert Procedure\***

A copy of this report has been circulated to members representing the electoral divisions in the North West Leicestershire area - Mr J Coxon CC, Dr T Eynon CC, Mr T Gillard CC, Mr D Harrison CC, Mr T Pendleton CC, Mr N Rushton CC, Mr S Sheahan CC, and Mr M Wyatt CC.

## **Equality and Human Rights Implications**

29. An Equality and Human Rights Impact Assessment (EHRIA) was completed in relation to the public consultation and resulting recommendations to develop the site and was submitted, along with the recommendations, to the Cabinet in June 2018. The EHRIA identified a disproportionate impact on people with learning disabilities, but that this does not amount to unlawful discrimination against anyone with a protected characteristic. It concluded that the recommendations should have a positive or neutral impact on the residents who use the services.
30. The equality implications for the development of the site are the same as those highlighted in the June 2018 report.
31. The EHRIA concluded that the recommendations should have a positive or neutral impact on the services. The development of the site will result in increased provision of supported living, and significantly improved short break facilities for working age adults.
32. The EHRIA has reiterated the need for attention to be paid to the management of change processes to ensure people are supported well through any temporary or permanent moves required and an action was specified in the improvement plan. Progress is being made to support individuals to identify, and transition to, suitable alternative accommodation; this work is being co-ordinated by project dedicated social worker. The type and nature of support being provided has been determined by the needs and wishes of the individual.
33. The planned development of the site in two phases will enable the existing short breaks facility to operate until the new service is ready, enabling the business continuity action in the improvement plan to be realised.

## **Officers to Contact**

Jon Wilson  
 Director of Adults and Communities  
 Adults and Communities Department  
 Tel: 0116 305 7454  
 Email: jon.wilson@leics.gov.uk

Heather Pick  
 Assistant Director (Care Pathway – East)  
 Adults and Communities Department  
 Tel: 0116 305 7456  
 Email: heather.pick@leics.gov.uk

## **List of Appendices**

Appendix A – Draft Site Phasing Plan  
 Appendix B – Draft Site Plan

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