

Live Well in Later Life – Care Home Site Disposals

The City of Edinburgh Council

3 February 2011

Purpose of Report

- 1 To ask the Council to approve the ring-fencing of the capital receipts of two care home sites for the Live Well in Later Life project.

Main Report

- 2 On 11 January 2011 the Finance and Resources Committee considered the attached joint report by the Director of Health and Social Care and the Director of City Development on the disposal of the care home sites at 24 Moredun Park Street, Craigour and 2 Little Road, Liberton to Castle Rock Edinvar and Dunedin Canmore Housing Associations respectively.
- 3 The Finance and Resources Committee agreed:-
 - a) To dispose of the site of the former Liberton care home to Dunedin Canmore Housing Association at market value.
 - b) To dispose of the site of the Craigour care home to Castle Rock Edinvar at market value.
 - c) That terms and conditions of the disposals to be agreed by the Director of City Development and the Head of Legal and Administrative Services.
 - d) To note that the site of the Moredun Community Centre may also be sold to Castle Rock Edinvar at market value, subject to agreement of terms by the Director or Children and Families, the Director of City Development and the Head of Legal and Administrative Services.
 - e) **To forward the report to full Council for notification of the capital receipts in respect of the two sites being ring-fenced for the Live Well in Later Life project.**

Recommendation

- 4 That the Council approve the ring-fencing of the capital receipts of the sites at 24 Moredum Park Street, Craigour and 2 Little Road, Liberton for the Live Well in Later Life Project.

Alastair Maclean
Head of Legal and Administrative Services

Appendices	Live Well in Later Life – Care Home Site Disposals – joint report by the Director of Health and Social Care and the Director of City Development
Contact/tel	Tricia Campbell, 0131 553 8304 tricia.campbell@edinburgh.gov.uk Susan Craig, 0131 529 5934 susan.craig@edinburgh.gov.uk
Wards affected	Ward 16 – Liberton/Gilmerton
Background Papers	None

Live Well in Later Life - Care Home Site Disposals

Finance & Resources Committee

11 January 2011

1 Purpose of report

- 1.1 To recommend the disposal of the care homes sites at 24 Moredun Park Street, Craigour & 2 Little Road, Liberton to Castle Rock Edinvar (CRE) and Dunedin Canmore Housing Associations (DCHA) respectively.

2 Summary

- 2.1 'Live Well in Later Life' is a long term strategy for the care and support of older people in Edinburgh which has been developed jointly by the City of Edinburgh Council and NHS Lothian, in consultation with voluntary and private sectors, service users and carers. There are a range of workstrands associated with the programme including an accommodation strategy which encompasses care homes, housing and NHS long stay beds.
- 2.2 On 9 December 2008, the Health, Social Care and Housing Committee agreed the accommodation strategy in respect of the Joint Capacity Plan Phase 2 (2008-2018) for older people ('Live Well in Later Life'). The strategy involved the replacement of 14 care homes for older people which do not meet the national standards, with fewer larger care homes and the disposal of a proportion of care home sites to Registered Social Landlords (RSLs), to develop accessible housing including housing for older people.
- 2.3 Liberton care home was vacated in December 2008 when residents moved to the new North Merchiston home. Liberton Care Home has subsequently been demolished and the site cleared. Craigour Care Home will be vacated by March 2011 when the new care home at Kingsinch becomes operational.
- 2.4 The Liberton and Craigour care home sites are the first of the former care home sites to be sold to RSLs.

3 Main report

3.1 2 Little Road, Liberton

- 3.1 It is proposed to sell the cleared site, which extends to 0.43 Ha or thereby, to DCHA for the construction of new affordable housing for older people. A plan is attached at Appendix 1.

3.2 DCHA have had extensive pre planning application discussions with Planning Officials and indications are that planning consent may be forthcoming for the development of 26 amenity flats. This is subject to further discussions and formal statutory approvals.

3.3 24 Moredun Park Street, Craigour

3.4 Craigour Care Home is located adjacent to a former sheltered housing complex owned by CRE as shown on the plan attached at Appendix 2. It is proposed to dispose of the Craigour Care Home site to CRE to achieve a capital receipt and to enable the construction of new affordable housing for older people. A minimum of 25 of the units will be suitable for allocation to older people. The land will transfer at market value to be agreed by the Director of City Development and CRE.

3.5 CRE require a cleared site for the new accessible houses and it is therefore proposed that the Council arrange for the demolition of Craigour care home prior to sale of the site. During the demolition period CRE will seek to obtain the necessary statutory consents for the new housing development with a view to taking entry to the cleared site in autumn 2011.

3.6 Committee is asked to note that there is the possibility of incorporating the site of the Moredun Community Centre, 2 Moredun Park View within the overall CRE development. This is subject to further discussions between CRE and the Department of Children & Families, with the likely solution being a new community facility would be built by CRE within the proposed development. A further report will be provided if it is decided to pursue this proposal.

4 Financial Implications

4.1 The capital receipts in respect of the 2 sites are ring fenced for the Live Well in Later Life project. The value of the receipts is dependent upon the outcome of statutory approvals and site investigations to determine extraordinary development costs. However the estimated receipts are £300,000 and £350,000 respectively.

4.2 The cost of demolition of Liberton Care Home was £178,800. The estimated cost of demolition of the Craigour Care Home is £114,000. These costs are budgeted for and contained within the Live Well in Later Life business case.

4.3 The completion of the sales of both sites is dependant on funding being obtained by the RSLs in respect of the site purchase and physical development.

5 Environmental Impact

5.1 There are no adverse environmental impacts arising from this report.

6 Conclusions

- 6.1 The sale of the two care home sites to RSLs will assist with the aim of shifting the balance of care from care home places towards more older people being cared for in their own homes and will meet the aims of the Live Well in Later Life project. A minimum of 51 new accessible units suitable for occupation by older people will be built.

7 Recommendations

7.1

- a) To dispose of the site of the former Liberton care home to DCHA at market value
- b) To dispose of the site of the Craigour care home to CRE at market value
- c) Other terms and conditions of the disposals to be agreed by the Director of City Development and the Head of Legal and Administrative Services.
- d) To note that the site of the Moredun Community Centre may also be sold to CRE at market value, subject to agreement of terms by the Directors of Children & Families and City Development and the Head of Legal and Administrative Services.
- e) To forward this report to the Full Council for notification of the capital receipts in respect of the 2 sites being ring fenced for the Live Well in Later Life project.

Peter Gabbitas
Director of Health & Social Care

Dave Anderson
Director of City Development

Appendices	Appendix 1 – Liberton care home site Appendix 2 – Craigour care home site
Contact/tel/Email	Tricia Campbell 0131 553 8304 tricia.campbell@edinburgh.gov.uk Susan Craig 0131 529 5934 susan.craig@edinburgh.gov.uk
Wards affected	Ward 16 - Liberton/Gilmerton

Single Outcome Agreement	Supports National Outcome 6 – We live longer, healthier lives Supports National Outcome 12 – We value and enjoy our built and natural environment and protect it and enhance it for future generations Supports National Outcome 15 – Our public services are high quality, continually improving, efficient and responsive to local people’s needs
Background Papers	Live Well in Later Life (Joint Capacity Plan for Older People) - report to the Health, Social Care and Housing Committee 9 December 2008. New Care Homes For Older People – report to the Health, Social Care and Housing Committee 2 March 2010.



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 THE CITY OF EDINBURGH COUNCIL
 CITY DEVELOPMENT
 EDINBURGH

FORMER LIBERTON CARE HOME AT
 10 LITTLE ROAD
 EDINBURGH
 "APPENDIX 1"

DATE	2/12/10
SURVEYED BY	
DRAWN BY	Mark Ballantyne
FILE NO.	
NEG. NO.	Little Road.dgn




LOCATION PLAN

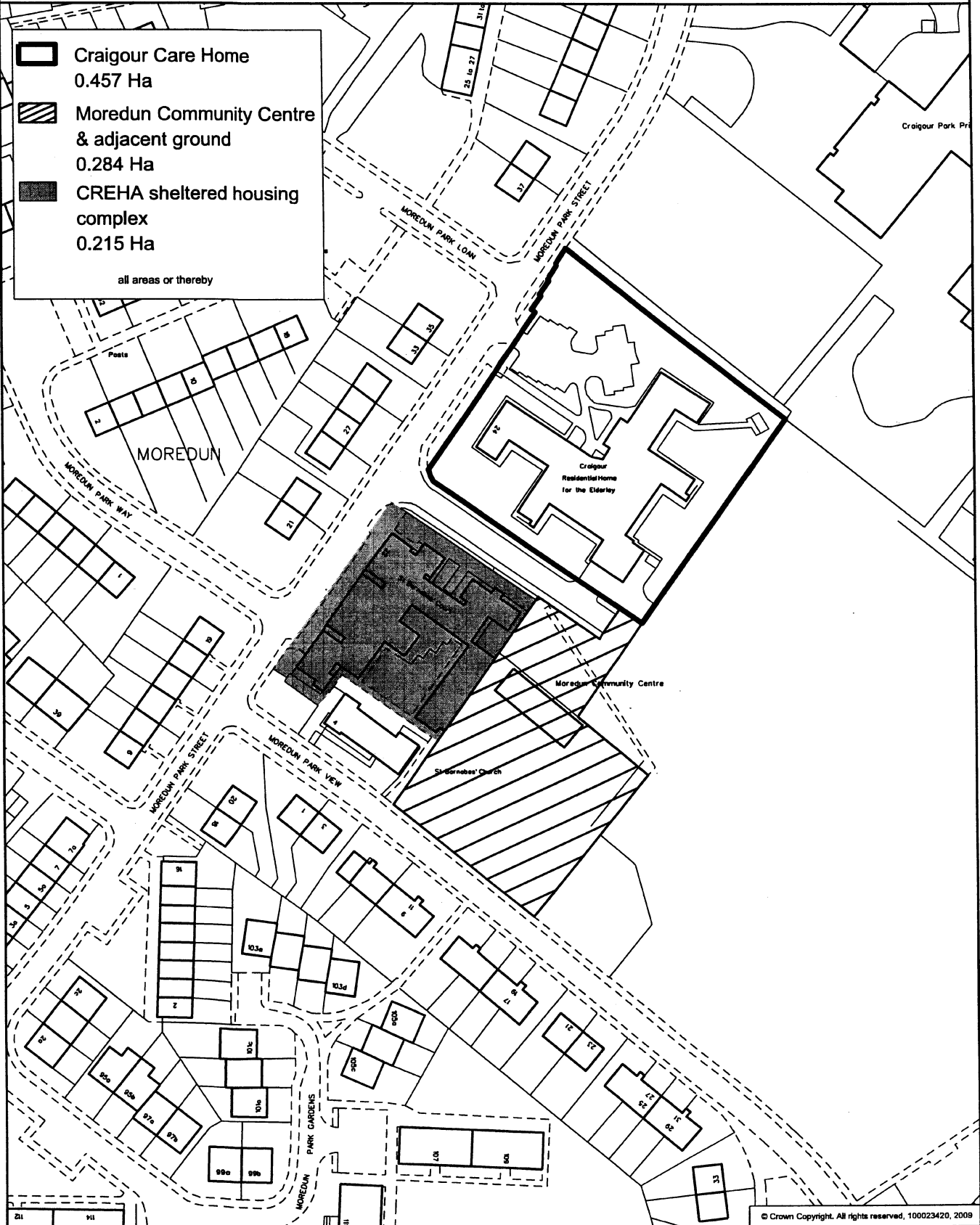
PHOTOGRAPHICALLY REDUCED NOT TO SCALE

SITE PLAN

THIS MAP IS REPRODUCED FROM ORDINANCE SURVEY MATERIAL WITH PERMISSION OF ORDINANCE SURVEY AS SUPPLIER OF THE ORIGINAL SURVEY MATERIAL

Appendix 2

-  Craigour Care Home
0.457 Ha
 -  Moredun Community Centre
& adjacent ground
0.284 Ha
 -  CREHA sheltered housing
complex
0.215 Ha
- all areas or thereby



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TITLE
**Proposed Development
Moredun Park View**

• EDINBURGH •
THE CITY OF EDINBURGH COUNCIL
Property Management & Development
Waverley Court
4 East Market Street

DATE	Nov 2010
SCALE	1:1250 @ A4
DRAWN BY	A.Powers