

New Care Homes for Older People – Progress update Drumbrae Care Home

Finance and Resources Committee

30 August 2011

Purpose of report

- 1 This report seeks delegated authority to accept the 'Gross Maximum Price' (GMP) to build the new care home for older people at Drumbrae, by John Graham (Dromore Ltd). This is the fourth of four in the series of Care Homes to be constructed through the contract.
- 2 Delegated authority is being sought to enable an earlier than originally programmed site start date of 21st November 2011, to be the 3rd October 2011, with a completion date of April 2013.

Main report

- 3 In December 2008, the Health, Social Care and Housing Committee, agreed to the replacement of 14 care homes for older people which do not meet the national standards. The replacement also involved fewer larger care homes as part of the Joint Capacity Plan for Older People (Live Well in Later Life).
- 4 As approved at the Health, Social Care and Housing Committee on 2nd March 2010, the Project Team has developed detailed design proposals for a new 60 bed care home on the site of the former Drumbrae Primary School.
- 5 To date, the Council has opened 4 new care homes at Lochend, Craigmillar, North Merchiston and Kings Inch (opened March 2011), the last three constructed through the John Graham contract. Each new care home has been built to exceed the Care Commission standards and is designed to accommodate 60 residents in high quality, fit for purpose, attractive and dementia-friendly accommodation.
- 6 The new care home at Drumbrae will replace two of the Council's older care homes – Clermiston and The Tower. The new care home has been designed to provide 4 wings of 15 bedded units each with its own sitting and dining areas, together with en suite shower rooms and assisted bathrooms. The 4 bedroom wings are arranged around a "wandering route" and central accessible garden, allowing the more vulnerable residents freedom within a secure environment. In addition, the central core of the building provides common activity rooms, hairdressing and support facilities.

Furthermore, the building will be constructed to incorporate the latest nurse call provisions and meet CEC sustainability targets. Balconies of varying sizes have also been incorporated into the upper floors providing access to fresh air and to allow greater engagement with the wider community.

- 7 The Corporate Asset Management Group has agreed that the remainder of the site (previously the Primary School playing field) would be retained as open space for community use. A Joint Departmental Statement confirming this future use has been submitted to Planning as part of the care home planning application. Officers from Services for Communities have already started the community consultation process, at the local Gala Day on 28th May 2011, to identify the preferred detailed use of this park/open space. During this initial feedback no adverse comments were received regarding the Care Home Proposals. The proposed care home site layout has been designed to ensure all three existing pedestrian and vehicular access points are retained for public access to the park/open space.
- 8 Drumbrae Care Home is the fourth of four in a series of care homes to be constructed under the contract with John Graham (Dromore Ltd), which was approved by Committee in January 2006.
- 9 As part of the overall strategy for accommodation for older people, the Council is replacing older care homes to ensure fitness of purpose, and would wish to proceed with these works as quickly as possible. This report seeks delegated authority to accept the Construction Contract GMP amount, subject to the contract amount being contained within the agreed overall project budget of £9,560,000 (including site purchase costs), and receiving Planning Permission. The Planning target determination date is estimated as the second half of September 2011.
- 10 If the contract amount is returned over budget, then a value engineering exercise will be carried out, and if deemed appropriate, additional funding sources will be investigated. A further report will be submitted to Committee if any significant change to the project budget is required.
- 11 The Project Investment Steering Group reviews the Risk Register for the project regularly and manages risks appropriately, in line with the Governance Procedures for major projects.

Financial Implications

- 12 The new care home at Drumbrae will cost £9.56m. This will be funded from £2m of the capital programme, with the balance of £7.56m coming from a combination of capital receipts and prudential borrowing. In the event that capital receipts are not realised the funding will be met from the Health and Social Care department's capacity plan.

Equalities Impact

- 13 The content and recommendations of this report have no impact on the Equality Act 2010 public sector general equality duty. There is no direct equalities impact arising from this report.

Environmental Impact

- 14 There are no significant adverse environmental impacts arising from this report. The Project Board and Design Team are developing the care home in accordance with best practice and the Council's guidance on sustainable design, ensuring that issues such as waste management and energy efficiency are incorporated into the design as far as practicable. It is anticipated that the design could achieve a BREEAM rating of Very Good, possibly Excellent. The Joint Capacity Plan for Older People (Live Well in Later Life) proposals' also intends to contribute to the wider aspirations of the Council's Carbon Reduction Commitment targets.

Recommendations

- 15 That Finance and Resources Committee:
- a) Delegates authority to the Directors of Health and Social Care, and City Development to accept the GMP contract amount, subject to the contract amount being contained within the agreed overall project budget, and receiving planning permission; and
 - b) Notes that any significant changes to the project budget will be reported to Committee.

Peter Gabbitas
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Director of City Development

Appendices	None
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Wards affected	Drumbrae/Gyle
Single Outcome Agreement	Supports National Outcome 6 - 'We Live Longer Healthier Lives' National Outcome 10 – 'We live in well-designed, sustainable places where we are able to access the amenities and services we need' Supports Local Outcome 'Improved Health and Wellbeing of Older People'

Background
Papers

(1) 'New Care Homes for Older People' Report to Health, Social Care and Housing Committee 8 March 2010.

(2) 'Live Well in Later Life' Report to Health, Social Care and Housing Committee 9 December 2008.