

DATA LABEL: PUBLIC



## **HEALTH AND CARE - POLICY DEVELOPMENT AND SCRUTINY PANEL**

### **COMPLEX CARE HOUSING DEVELOPMENT UPDATE**

#### **REPORT BY HEAD OF SOCIAL POLICY**

##### **A. PURPOSE OF REPORT**

The purpose of this report is to provide the Health and Care Policy Development and Scrutiny Panel with an update to the Complex Care Development sited at Cawburn Road, Pumpherston.

##### **B. RECOMMENDATION**

It is recommended that the Health and Care Policy Development and Scrutiny Panel:

1. Notes the progress made in taking forward the actions related to the building of the 16 complex care tenancies situated at Cawburn Road, Pumpherston.

##### **C. SUMMARY OF IMPLICATIONS**

<b>I</b>	<b>Council Values</b>	<ul style="list-style-type: none"> <li>• Focusing on our customers' needs</li> <li>• Being honest, open and accountable</li> <li>• Making best use of our resources</li> <li>• Working in partnership</li> <li>• Providing equality of opportunity</li> <li>• Developing employees</li> </ul>
<b>II</b>	<b>Policy and Legal</b>	<p>In compliance with the Code of Corporate Governance.</p> <p>Public Bodies (Joint Working) Act 2014</p>
<b>III</b>	<b>Implications for Scheme of Delegations to Officers</b>	None
<b>IV</b>	<b>Impact on performance and performance Indicators</b>	N/A
<b>V</b>	<b>Relevance to Single Outcome Agreement</b>	<ul style="list-style-type: none"> <li>• People at risk are protected and supported to achieve improved life chances;</li> <li>• We live longer, healthier lives and have reduced health inequalities;</li> <li>• We make the most efficient and effective</li> </ul>

use of resources by minimising our impact on the built environment.

<b>VI</b>	<b>Resources - (Financial, Staffing and Property)</b>	All commitments are consistent with the Council's budget decisions
<b>VII</b>	<b>Consideration at PDSP</b>	N/A
<b>VIII</b>	<b>Details of consultations</b>	N/A

## **D. TERMS OF REPORT**

### **D.1 Background**

West Lothian Health and Social Care Partnership (HSCP) is working with NHS Lothian and other Lothian HSCP on a programme of redesign and modernisation for adults with learning disabilities. This will see a shift in the balance of care from inpatient settings to community settings. As part of this programme the Council approved funding for the delivery of 16 new tenancies, within one development based at Cawburn Road, Pumpherston.

- D.1.1** The project progressed through a detailed service evaluation of accommodation requirements that included visits to best in class facilities, an initial site appraisal exercise in terms of locational benefits and the development of an outline design. These were presented with initial delivery timescales and approved by Council Executive on 25 June 2019. Following approval to proceed, detailed design and site investigations were undertaken for the Cawburn Road, Pumpherston site.
- D.1.2** Following the initial site investigations and detailed design process a number of issues were identified that required further investigation and appraisal, the site being potentially affected by the migration of great crested newts, the presence of Japanese knotweed and a substantial amount of illegally dumped asbestos.
- D.1.3** The impact of the Covid-19 pandemic on normal working practices and a number of the technical and professional consultants engaged on the project being furloughed, planning consent was not obtained in September 2020.
- D.1.4** The formal tender documents for the construction of the project were issued in March 2021. At that time there were initial signs of uncertainty in the construction sector around material availability but these were not considered to be a risk to the project. It was anticipated that the competitive tender process would enable the project to be delivered within approved budgets.

There were three tenders submitted at the closing date. Whilst there were checks and clarifications required across various elements by the appointed external cost consultants, the lowest submission was substantially higher than the approved budget.

Presentation at Council Executive approved the necessary additional funds allowing for the contract to be awarded in September 2021.

## **D.2 Progress to Date – The Build**

In September 2021 the successful contractor was appointed and initial site works have recently commenced with it being reported that full construction will commence following the appointment of sub-contractors on 10<sup>th</sup> January 2022. At this time, it is expected that completion will be in January 2023. Monthly board meetings have been established to monitor the progress ensuring key milestones are achieved.

## **D.3 Progress to Date – Service Model**

The creation of specialist tenancies and associated care provision remains key to the commitment of the Health and Social Care Partnership in the modernisation of Learning Disability Services including shifting the balance of care from inpatient resources to more local community and individualised settings.

**D.3.1** The tenancies are blocks of 4 single story 1-bedroom residences with individual enclosed garden space. All tenancies consider the sensory requirements of individuals as well including a range of assistive technology.

There is also a range of communal space such as a large communal garden and communal indoor space which will promote social opportunities.

**D.3.2** The care needs of these individuals are complex and require extensive transitional arrangements, whilst the delay on the build has had some impact on these arrangements this has been negligible and has had no adverse impact on those identified or their families. Work continues to progress through both social work services and NHS Lothian to work with families and service users to plan transitional arrangements including ensuring sensory requirements are fully considered and understood and any necessary site visits.

The project team are developing a detailed communication plan to ensure service users and their families remain informed on progress at key stages of the build.

**D.3.3** The timeline to procure the commissioned service has been adjusted to reflect the delays to the build. We anticipate that the contract for service delivered will be awarded in May 2022 with an anticipated contract start date of 1<sup>st</sup> October 2022.

**D.3.4** In having the contract commence in October 2022 and prior to the completion of the build will allow the successful provider to work with individuals, families and professionals. This will be integral to the success of moving the identified individuals from either their inpatient or residential setting into their new tenancy. Funding made available through the Scottish Government Community Living Change Fund will ensure that providers can undertake all necessary training and be involved in all relevant care planning prior to residents moving in to their tenancies.

## **E. CONCLUSION**

It remains the strategic vision to ensure that all those individuals with Learning Disabilities and complex behaviours are supported to remain living with an appropriate level of independence within their own communities. Key to this vision is the development of the 16 tenancies which will assist in readdressing the balance of care from hospital resource to community resources.

Whilst progress in relation to the build of the development has been impacted by COVID-19, the impact on those identified as moving in has been minimal.

## **F. BACKGROUND REFERENCES**

**Appendices/Attachments:**

**None**

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2<sup>nd</sup> December 2021