



DERBY CITY COUNCIL

COUNCIL CABINET
13 JANUARY 2004

Report of the Director of Social Services

Dementia Care Resource Centre **Former “Lois Ellis” Home for Older People at Kingsway**

RECOMMENDATION

- 1.1 That a licence is granted to the Derbyshire Mental Health Trust (“the Trust”) to demolish the buildings formerly used as Lois Ellis Home for Older People on the terms and conditions set out in the Report.
- 1.2 That the Council grants the Trust an option to purchase the site at open market value or such other terms as are agreed between the parties, subject to the PFI bid to redevelop the site as a resource centre for adults with dementia being successfully concluded.
- 1.3 That the option to enter the agreement to develop the Dementia Care Resource Centre on the site will only be open until 1 July 2005.

SUPPORTING INFORMATION

- 2.1 On 18 July 2001 Policy Committee agreed to enter into consultation on the proposal to close the Lois Ellis Home for older people to allow the development of a new multi agency resource centre for older people with dementia. This will comprise 18 specialist NHS beds and 22 residential beds.
- 2.2 Consultations with residents, employees and other stakeholders were completed at the end of 2001 and the majority of responses supported the proposal. The closure of Lois Ellis was approved on 22 January 2002.
- 2.3 There is concern about the state of the building, which remains empty and unused. The Trust have applied to the Strategic Health Authority for enabling funds to demolish unused buildings on the Kingsway Hospital Site, some of which could be made available to demolish Lois Ellis. These funds are now available and the costs of demolition will be borne in full by the Trust. The Trust will let the contract for the works and take responsibility for all aspects of the demolition.

- 2.4 The scheme has been delayed because the publicly funded approach that had been envisaged is not available. An option appraisal carried out by NHS partners has concluded that a Batch PFI scheme will be the most effective way of procuring the service. This will take more time to achieve than the route previously envisaged. Reviewing the Business case and seeking PFI partners could take 18 – 24 months. Start on site may not be until late summer 2005. To achieve this timescale it is necessary for the Trust to issue OJEU Notices at the beginning of January and this cannot be done before they have secured agreement to the use of the site for the scheme.
- 2.5 With an 18-month build programme, the Dementia Care Resource Centre should be available for use in February 2007. This will be just over two years later than originally envisaged. However further detailed work is necessary and a firm timetable is not yet available.
- 2.6 The site has an approximate area of 0.5 hectares. The building is beyond its useful life and demolition would add value to the site.
- 2.7 There is concern to proceed with the demolition as soon as possible given the vandalism arising at the property and other health and safety issues inherent in a building this site being empty. This is a source of concern to people in the neighbourhood and a nuisance to staff in the adjacent Arthur Neal home

OTHER OPTIONS CONSIDERED

- 4.1 Other funding routes have been appraised for this project. These were presented at the Derby Health Partnership Board on 23 October 2003 where the following recommendations were also considered.
- 4.2 There is an option to withdraw the Dementia Care Resource Centre from the Batch PFI and put it into LIFT. However, there is no evidence that LIFT is guaranteed to deliver this project and it is likely to take longer than through Batch PFI.
- 4.3 There is an option to withdraw from the partnership to provide a Dementia Care Resource Centre on this site. This would allow the site (including the Arthur Neal Home) to be used for other purposes, sale or the possibility of a whole site development, eg an Extra Care facility. However, no detailed work has been done on the implications of this option and it would have serious implications for the whole Kingsway Hospital re-provision, given the difficulty of identifying another site for the Dementia Care Resource Centre. Funds would also have to be found from the Council to demolish Lois Ellis.
- 4.4 There is an option to develop a whole site solution with the Mental Health Trust allowing for a re-designed Dementia Care Resource Centre, eg all ground floor, and consideration of other mental health facilities being developed on the site. However, re-design of the scheme could lead to further delay in delivery.

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Background papers:	None
List of appendices:	Appendix 1 – Implications

IMPLICATIONS

Financial

- 1.1 The costs of demolition will be met in full by the Trust and will be in the region of £50,000.

Legal

- 2.1 The proposal will allow the sale of the site at open market value or subject to suitable terms to be negotiated as part of the multi agency agreement to develop the resource centre for adults with dementia. The sale will take place on completion of a successful bid under the Batch PFI Scheme.
- 2.2 The demolition licence will incorporate standard terms and conditions regarding entry, rights of access, site security, timescales for completion of the works and indemnities to protect the Councils interests

Personnel

- 3.1 None.

Property

- 4.1 Commercial Services have been consulted and have no comments to make at present. The Mental Health Trust have taken advice on the length of the demolition contract and due to the tight nature of the site and its close proximity to the Arthur Neal Home it is likely that the building will take at least three months to demolish. The Trust are in the process of writing a specification for all the demolition work which they will need to tender for. Commercial Services will be consulted about the specification. It is unlikely that the building will be demolished before early next financial year.

Corporate Themes and Priorities

- 5.1 The proposal comes under the Corporate Plan themes of a fairer society, safer and healthier communities and value for money.
- 5.2 The proposal furthers the priority of enabling people to live the independent lives they choose and improving customer service and access to services.