

SOCIAL & HEALTH CARE OVERVIEW & SCRUTINY COMMITTEE

Date of Meeting	6 th June 2019
Report Subject	Marleyfield House Expansion progress update
Cabinet Member	Cabinet Member for Social Services
Report Author	Chief Officer for Social Services
Type of Report	Operational

EXECUTIVE SUMMARY

Marleyfield House, in Buckley has been identified as a suitable site to develop and increase existing capacity by an additional thirty two beds therefore providing accommodation to support sixty four people in total. An initial feasibility study was carried out and approval given to engage a construction firm to take the project forward.

As part of this process a revised, modern and innovative design has been proposed which maximises the landscape topography and provides a purpose built efficient accommodation for the range of services being delivered.

The design demonstrates an innovative approach to supporting individuals in residential settings. It offers increased usable communal outdoor space and accessibility to support the well-being of residents. Each room will have personal outdoor space either through a balcony on the first floor or a patio on the ground. The plans allow increased operational functionality, a closer link with the existing facilities, and supports both recovery for short term residents and well-being for long term residents.

Investment for this development has been sourced through a Capital Grant as part of Welsh Government's Integrated Care Fund (ICF) with additional investment from the Council's Capital Programme. An application is also being made to the Innovative Housing Programme (IHP) to further support the project.

The report outlines work completed to date, future activities including the pending public consultation and preparations for the planning application process.

RECOMMENDATIONS

1	The Committee notes the progress made on the Marleyfield House Expansion Project as a strategic priority for Social Services.
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2	The Committee note the key upcoming project activities including consultation and planning.
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REPORT DETAILS

1.00	PROGRESS UPDATE FOR THE MARLEYFIELD HOUSE EXPANSION PROJECT
1.01	There are currently significant pressures and fragility in the care sector across the country and this was highlighted in a review of the Flintshire care sector carried out in 2016. Due to an ageing population with increasingly complex needs the requirement for care and care homes is set to increase, this is despite a greater emphasis on keeping people living at home for longer.
1.02	This challenge presented an opportunity to expand one of the Council's three care home facilities. An options appraisal recommended that Marleyfield House in Buckley provided the most suitable location and could provide an additional thirty two beds to support the needs of Flintshire residents. The new facility will offer additional residential care beds, some short term stay options and centralised intermediate care (step up step down beds) for the County. It is hoped a pooled budget arrangement can be established with BCUHB (Betsi Cadwaladr University Health Board) to assist with the revenue costs of the larger establishment. The development will assist the process of hospital discharge and support appropriate assessments to reduce care packages implemented to support people in the long term. The extended sixty four bed care home would provide: <ul style="list-style-type: none"> • Permanent support – for people who require ongoing residential care • Short-term respite – designed to support people over a short period to help carers, families or the individual • Intermediate Care and Discharge to Assess, to support the Step Up/Step Down process
1.03	Following a Cabinet meeting in December 2017, Faithful and Gould were contracted to undertake a feasibility study at the site. Based on a high level design brief and key requirements, this study explored a number design options. This early feasibility demonstrated the suitability of the site despite its site topography challenges. Following further approval from Cabinet to continue to detailed design and development phase, Wilmott Dixon (WD) were engaged as the appointed construction partner under the Scape Framework. WD worked closely with the Council and wider operational group including health colleagues to develop a more detailed design brief.
1.04	Through a competitive tender process, WD appointed Lovelock Mitchell (LM) as the lead architect and design partner. Pivotal to the successful bid from LM was a proposal for a tiered terrace design concept. This was presented as a way to embrace the challenge of the sloped site and use this as an opportunity to deliver a more modern and innovative design that works in close harmony with the landscape and optimises the efficient delivery of the services required in the building.
1.05	This concept was selected as the preferred option for further development at the risk of returning to a more feasibility stage of design. The requirements and design were developed in close collaboration with operational teams

	<p>across Social Services, Property Design and Health, using the expertise of WD and LM, to establish a more detail schedule of accommodation. This produced a detailed layout of the proposed design including bedrooms, facilities, dining and lounge provision, therapeutic and reablement spaces and additional administration support. This more comprehensive and detailed design identified that a larger overall footprint would be required for the site to ensure adequate sizes of rooms and therapeutic spaces. It also highlighted the need for substantial ground work to secure the new structure within the landscape.</p>
1.06	<p>The new design demonstrates an innovative approach to supporting individuals in residential settings. The design is sympathetic to the topography of the site and allows for increased usable outdoor space and accessibility to support the well-being of residents. It allows increased operational functionality, a closer link with the existing facilities, and supports both recovery for short term residents and building in familiarity and open spaces to support future long term residents who may be living with memory loss and dementia.</p> <p>All rooms are orientated so that the views to the south are maximised for all residents' bedrooms with large amounts of glazing, supporting excellent levels of daylight. Each bedroom will also have access to outdoor space, a 'balcony area' for those on the top level, and access to the landscaped garden area for those on the ground floor. There are two lifts at either end of the building to reduce travel distance for staff to support operation. The build will include substantial improvements to the existing kitchen facilities and external landscape that will support the site as a whole.</p>
1.07	<p>Please see APPENDICES 5.01 and 5.02 for and artist's impressions of the proposed designs for the extension.</p>
1.08	<p>The initial designs have been presented to Welsh Government as an exemplar of innovative buildings to deliver excellent care for the population of Flintshire. The response from Welsh Government has been positive and they are in support of the approach the Flintshire County Council is taking to deliver high quality care provision.</p>
1.09	<p>As part of this project, the designs will be reviewed by the Design Commission for Wales (DCFW). The feedback gathered from the commission will support an application to the Innovative Housing Programme (IHP), which the authority will make to gain additional investment in the site.</p>
1.10	<p>The next stage of the project will be carry out local consultation, including a public information event, to present the proposed designs.</p> <p>We have engaged with colleagues from Flintshire County Council's Planning Team in the normal manner and we have consulted on the proposed design in anticipation of a full planning application submission in July/August. It is envisaged that the application would be determined by Planning Committee in October/November 2019.</p> <p>Subject to design and planning approval, a provisional construction programme has been set for March 2020 to April 2021.</p>

2.00	RESOURCE IMPLICATIONS
2.01	This project will utilise Intermediate Care Funding (ICF) approved by the Welsh Government, who have indicated very positive support for the project. Approval has been gained for contributions from Flintshire County Council Capital Programme over the next two years to further support the development. In addition, an application will be submitted in July to seek funding from the Welsh Government's Innovative Housing Programme (IHP). If successful, this will provide financial support to reduce the reliance on Capital Programme funds.
2.02	The new service model will be supported by an integrated health and social care service model with a shared revenue agreement between the Council and the Health Board (BCUHB) through a pooled budget arrangement.

3.00	CONSULTATIONS REQUIRED / CARRIED OUT
3.01	The project team, in collaboration with the appointed construction partner Willmott Dixon are developing a communications plan to outline key consultation and promotion activities to be undertaken during the project.
3.02	Initial consultations have begun with respective Ward Members, and will be presented to Buckley Town Council on 25th June 2019.
3.03	A public information sharing event will be held at the end of June. Full consultation will be undertaken as part of the planning process from July to October.
3.04	Consultation with service staff and residents has shaped the development to date and will continue to help shape the building design and service model as the project develops.

4.00	RISK MANAGEMENT
4.01	The project team are working closely with the construction partner to develop a programme of work that will restrict the impact and disruption for the existing care home and day centre.
4.02	The project has a governance structure in place. Risks are managed by operational groups and escalated to the Project Board when required.

5.00	APPENDICES
5.01	Artist's impression of extension, elevated view from South.

5.02	Artist's impression of extension, view from West .
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6.00	LIST OF ACCESSIBLE BACKGROUND DOCUMENTS
6.01	Contact Officer: Neil Ayling, Chief Officer, Social Services Telephone: 01352 702500 E-mail: Neil.J.Ayling@flintshire.gov.uk

7.00	GLOSSARY OF TERMS
7.01	ICF (Integrated Care Fund): Welsh Assembly Government fund that helps health boards and social care partners in local authorities, housing and voluntary sectors to work together to support frail and older people, people with a learning disability, children with complex needs due to disability or illness and carers, including young carers.
7.02	Discharge to Assess: The 'Discharge to Assess' model is intended to ensure speedy discharge from hospital to home and to deliver assessment in the best place. People often function differently in their own home than in the hospital environment. The hospital environment is recognised as an institutional and alien setting that can disable people, limiting their opportunity to manage core activities of daily living independently. People are more relaxed in their own home, they know the environment well, are comfortable and the balance of power is more equal.
7.03	Step-Up, Step-Down: Step-Up, Step-Down provides short stay beds to support people coming out of hospital who are medically fit, but not yet ready to go home, and where a home care package is not yet in place. The beds are also used to help people in the community who become unwell avoid hospital admission and long-term placements.
7.04	Willmott Dixon: Willmott Dixon is a privately-owned contracting and interior fit-out group. Founded in 1852, it is family run and dedicated to leaving a positive legacy in our communities and environment. Willmott Dixon are the assigned construction partner for the Marleyfield build project.
7.05	Lovelock Mitchell: An architectural firm established in 1860, situated in Chester. Lovelock Mitchell are the appointed architect for this expansion.
7.06	Faithfull and Gould: 'Faithful+Gould' is an integrated project and programme management consultancy. It supports clients with the management of their construction projects and programmes. It is part of Atkins – a design, engineering and project management consultancy Faithful+Gould produced the initial feasibility report for this project.
7.07	SCAPE framework: The procurement framework used to facilitate this build. Scape Group is a public-sector partnership that helps to improve the buildings that we use, the roads we travel on and the places we live. This project is being procured through the 'Major Works Wales' arm of the

	<p>framework. Major Works Wales has been configured to deliver significant levels of local economic engagement, ongoing apprenticeship schemes and extensive community initiatives.</p>
7.08	<p>Design Commission for Wales: The Design Commission for Wales was established by the National Assembly for Wales to promote good design. It supports local planning authorities, developers and clients to capture the value of high quality design for better outcomes and a better return on investment.</p> <p>The national Design Review Service provides opportunities for early consultation on plans and projects throughout Wales as well as access to expert input prior to the submission of planning applications.</p>