

REPORT OF CABINET MEMBER FOR ADULT SOCIAL CARE AND HEALTH AIMING FOR EXCELLENCE – EXTRA CARE HOUSING UPDATE

Purpose of the Report

1. The purpose of the report is to:
 - a. update Elected Members about the procurement process to deliver 3 extra care developments across the County
 - b. seek approval for the revised costs of the procurement process
 - c. seek approval to continue with the procurement process.
2. The recommendations in this report constitute a key decision as they seek approval to procurement costs and processes which are in excess of a million pounds which will have a significant effect on a number of people and wards. The decision was first published in the Forward Plan of Key Decision on Thursday 8th December 2011.

Information and Advice

3. This report follows the previous decisions made at a meeting of the full Council on 25th February 2010 and a meeting of the Cabinet on 14th July 2010 where it was agreed to develop a minimum of 160 extra care places across the County following the OJEU (Official Journal of the European Union) treaty route and that the implementation plan and associated costs would be developed and approved.
4. The current procurement process is to deliver phase 1 which is 95 units of Extra Care accommodation that the Council will have nomination rights to. The developments themselves will be considerably larger than this and will have a range of services and facilities on-site that both the tenants and members of the wider community are welcome to use.

Background

5. The formal tender process approved at a meeting of the full Council on 14th July 2010 has now commenced with the publication of the OJEU Notice on 9th December 2011. Previous to the original strategy being agreed the Council undertook one of its largest consultation processes to date as detailed in the County Council report of 10th April 2008. This consultation has been ongoing.

6. This process was delayed from the original date for a number of reasons including the housing market crisis and financial climate, locally, nationally and globally. Market testing was undertaken to establish the appetite of potential partners during the delay.
7. In addition to this, work has been undertaken to establish if an existing Framework Agreement could achieve the outcome of developing Extra Care Housing without the need for a further formal tender process. This work was undertaken across the Council including the Improvement Programme, Corporate Procurement and Legal Services advice but unfortunately it was concluded that this would not be an option for the Council.

Summary of Procurement Process to Date

8. The formal process commenced on 9th December 2011 with the publication of the OJEU Notice, interested parties could then request the PQQ (Pre Qualification Questionnaire) documentation if they wanted to be considered to work with the Council on the Extra Care developments.
9. An Information Event was held at County Hall for interested parties who were advised about the County Council's extra care strategy and also the wider Adult Social Care agenda.
10. The procurement process is on track to award contracts during August 2012.

Costs

11. During the development of the ITT (Invitation to Tender) specialist technical, commercial and financial advice is required to develop the ITT documentation and to undertake the evaluation of bids. The specialist advice required is not available internally either in Corporate Property, Finance or the Improvement Programme and must be sought externally. In addition a number of surveys and searches relating to the 3 sites will also be required as part of the ITT documentation and these will need to be commissioned from external organisations.
12. The total development costs of the 3 schemes being procured is estimated to be between £40-£45m. The fees detailed are thus around 0.5% of the total development cost.
13. The costs associated with the procurement, in line with the County Council's Framework Agreement, are outlined below:

Provider	Amount £
Legal - Browne Jacobson LLP	75,000
KPMG	76,600
Housing Research	15,000
Property (Surveys/searches on 3 sites)	35,000
Information/Market Testing Events	1,500
Total	203,100

Statutory and Policy Implications

14. This report has been compiled after consideration of implications in respect of finance, equal opportunities, human resources, crime and disorder, human rights, the safeguarding of children, sustainability and the environment and those using the service and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

Implications for Service Users

15. An Equality Impact Assessment has been undertaken with regards to the project.

Financial Implications

16. The costs of the procurement process, detailed in section 13, will be funded out of the Adult Social Care and Health Portfolio revenue budget allocations for 2011/12 and 2012/13.

Equalities Implications

17. The recommendations at this stage do not reflect a change in Council policy. Should any changes to the current Council policy be made following the review recommended pursuant to paragraph 4 the equality impact implications will need to be reassessed and a new Equality Impact Assessment potentially made. However, Council officers will keep this under review and continue to consult services users as set out in paragraph 5 and the need to make further assessments will be considered at appropriate junctures.

Human Rights Implications

18. The recommendations at this stage do not reflect a change in Council policy. Should any changes to the current Council policy be made following the review recommended pursuant to paragraph 6 Human Rights Act implications will need to be reassessed. However, Council Officers will keep this under review and continue to consult services users as set out in paragraphs 3 and 5.

Implications for Sustainability and the Environment

19. The delivery of the extra care schemes would significantly improve the Council's estate by supplementing the ongoing care provision with modern new build extra care schemes which meet all of the latest standards. This will improve the quality of the property available to service users and decrease the Council's maintenance backlog responsibility.

RECOMMENDATION/S

It is recommended that Cabinet approve the:

- 1) associated costs as outlined at paragraph 13
- 2) continuation of the current procurement process.

COUNCILLOR KEVIN ROSTANCE
Cabinet Member for Adult Social Care and Health

For any enquiries about this report please contact:

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Constitutional Comments (LMC 13/02/2012)

20. Cabinet has delegated authority under the Scheme of Delegation to approve the recommendations in the report.

Financial Comments (RWK 10/02/2012)

21. The financial implications are set out in the report.

Background Papers

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

a) 10th April 2008 – Modernising Services for Older People in Nottinghamshire – County Council:

bit.ly/xfwRmt

b) 14th July 2010 – Aiming For Excellence - Cabinet report:

bit.ly/A5q2eK

c) 25th February 2010 – Aiming for Excellence - Council report:

<http://bit.ly/A2WSBT>

<http://bit.ly/xOdqDL>

d) Equality Impact Assessment.

Electoral Division(s) and Member(s) Affected

All.

CAB340