

**STOURBRIDGE AREA COMMITTEE – 9<sup>TH</sup> MARCH 2009**

**JOINT REPORT OF THE DIRECTOR OF ADULT COMMUNITY AND HOUSING AND DIRECTOR OF FINANCE**

**DUDLEY LOCAL IMPROVEMENT FINANCE TRUST (LIFT)**

**Purpose of Report**

1. To update the Area Committee on progress with the LIFT project to develop the next Health and Social Care Centre in Lye, in partnership with LiftCo and the PCT.

**Background**

2. As part of the NHS Plan published in 2000, funding was made available for investment in primary health care facilities. One of the funding methods available is through a Local Improvement Finance Trust (LIFT). The principle is similar to PFI or a Public Private Partnership with the private sector partner providing capital investment and facilities management through a joint venture company (LiftCo), which grants leased facilities to PCTs and/or Local Authorities for 20-25 years. LIFT is a vehicle for developing co-located or more integrated public services.
3. The Dudley LIFT Project is based on a service model of joint Health and Social Care centres, providing primary care, social care and related specialist services in the Borough.
4. The objectives of co-locating health and social care services are to:
  - Provide integrated health and social care services under one roof;
  - Provide assessment, care and treatment closer to home;
  - Enable full partnership working.
5. The first tranche of schemes delivered by LIFT in Dudley comprised:
  - A learning disabilities assessment and treatment centre at Ridge Hill; this facility opened in October 2006;
  - A Health and Social Care Centre at Stourbridge (the former Corbett Hospital site), including office accommodation for the Community Team for Learning Disabilities (CTLD), which opened in October 2007

- A Health and Social Care Centre in Brierley Hill, which is under construction with an expected completion date of February 2010. The Older People's Team and the district Housing Office will be co-located in the accommodation at the Brierley Hill Centre.
6. The Council has entered into a Strategic Partnering Agreement on a non exclusive basis, so that it is free to procure the provision of health and social care facilities from third parties as well as from LiftCo.

### **Lye Health and Social Care Centre**

7. The Council and PCT have been working together to develop proposals for the next in the programme of Health and Social Care Centres, to be located in Lye. The centre is likely to house the following services:
  8. **Three GP practices** (the Limes; Pedmore Road and a nearby single-handed practice – seven GPs in total) - and associated GMS services; community nurses; other services – dentistry; speech therapy; counselling; and other community based services.
  9. **DACHS Older People's/Physical Disability Teams** in Stourbridge and Halesowen which deliver assessment and care management services to frail older people and adults who have a physical or sensory disability or a long-term chronic illness, and the Home Care service.
  10. The teams would be located with the district nursing teams within each hub in order to facilitate the single assessment process, integrated care packages, full access to therapy and a person centred approach.
  11. The following services for older people would be delivered from the centre - social care, intermediate and respite care; access to day services; domiciliary care service bases; carer support services; falls prevention programmes; public information.
  12. The Stourbridge district Older People's/Physical Disability Team is currently located at Wollescote Hall in Stourbridge, which is a Grade 2 listed seventeenth century building. It does not offer access for disabled people to the upper floors and the office accommodation leaves no room for expansion. The property is subject of a number of restrictive covenants; approval has to be sought from the Secretary of State even for minor alterations to the building. The geographical location of the office – a mile from the town centre - does not offer easy access to the public.

13. **The Lye Advice Centre** on Lye High Street provides a successful resource for advice and guidance to members of the ethnic communities across a wide range of client groups including for example, those with mental health needs or a learning disability. The Centre also provides day time activities for older people with disabilities, an Asian Women's group, and the Saqoon Asian Mental Health project. The current accommodation is an old property that no longer meets the requirement of the service.
14. **Lye Library** is located on the High Street in Lye. The library is one of the smallest in the borough. Re-provision of Lye library was deliberately not included in the library modernisation plan approved in 2007 but the LIFT development could potentially provide an opportunity to co-locate the library with other services in a new building.
15. The new building would provide office accommodation for 145 staff in total. Initial calculations indicate that DMBC will require approximately 1750 square metres of accommodation in the new Health and Social Care Centre. 1550 sq m will accommodate office accommodation for Social Care and admin staff and managers; meeting rooms; waiting and reception area; interview rooms. The remaining 200 sq m would house the library.
16. Two sites are currently under consideration. The preferred site lies behind the High Street, but may not be large enough when the Schedule of Accommodation is completed and car parking needs and other planning requirements are known. The second option is the Roisin site on the other side of Lye Cross.
17. The PCT is also developing plans for a new Health and Social Care Centre in Dudley. The Council is working with the PCT on this scheme, which is also likely to be procured via LIFT, in parallel with the Lye scheme.
18. The Lye Health and Social Care centre will provide first class office accommodation, replacing outdated and unsuitable premises – a visible transformation of public services in a deprived community in the borough, which will contribute to the regeneration of the area. A better physical environment will improve recruitment and retention of staff.
19. LIFT in Lye will promote social inclusion by engaging minority ethnic communities who already access the Lye advice centre. Co-location of the library with primary health and social care would permit longer opening hours and will enable patients/service users to take advantage of the facilities offered by the library e.g. internet access; health information.

## **Finance**

20. The Lye scheme is at an early stage of development, and a definite site has not yet been identified. It is possible, however, to calculate the probable costs of the scheme, based on the amount of office space the Council would need to lease assuming a similar cost per square metre as the Brierley Hill LIFT building.
21. The estimated cost of the lease payment would be in the region of £0.5m per annum, but this will reduce by around £0.3m per annum because the Council has been successful in an application for PFI Credits of nearly £7m subject to submission of an outline business case to the Treasury's Project Review Group later in 2009. The net lease costs and any additional running costs would have to be met from within the Directorate's approved budget.
22. The building vacated at Wollescote Hall could be used for other Council services. There will also be a small saving on the rent for the Lye Advice Centre and on other accommodation currently occupied by small numbers of home care staff at Ellenvale, Ladies Walk, Tiled House and Dudley Day Centre.

## **Law**

23. The Council may do anything incidental to, conducive to, or which facilitates the discharge of its functions under Section 111 of the Local Government Act 1972.
24. The Council's functions in this case will be those related to the provision of premises and facilities for Social Care purposes, including the exercise by the Council of its powers and duties under Social Services legislation such as the Community Care Act 1989, the Health Act 1999 and the Local Government Act 2000.

## **Equality Impact**

25. Integration of services and new/improved facilities will support equal access to services for people from different ethnic groups, disabled people, and other groups such as young people.

## **Recommendations**

26. It is recommended that Area Committee notes progress with the development of the next Health and Social Care Centre in Lye, in partnership with LiftCo and the PCT.

*Linda Sanders*

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**Director of Adult Community and Housing – Linda Sanders**

*M. Williams*

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**Director of Finance – Mike Williams**