

**SHENLEY COMMON FARM - SHELTERED HOUSING SCHEME**

Accountable Officer: David Jones (Strategic Director Neighbourhood Services)

Author: Chris Chapman (Commissioning Unit Co-ordinator) - MK 253302.

**1. Purpose**

- 1.1 To update Members on the Shenley Common Farm Sheltered Housing scheme and seek authority for a tender process for an integrated housing and social care tender process.

**2. Summary**

- 2.1 This report outlines the Shenley Common Farm Sheltered Housing Scheme and the process by which a provider of an integrated housing and care provider will be selected.

**3. Recommendations**

- 3.1 The Committee is requested to give authority for a tender process as outlined in paragraph 5.2 to be undertaken under the supervision of the Strategic Director of Neighbourhood Services.

#### 4. **Background Information**

4.1 Milton Keynes Council has obtained planning gain for the development of a sheltered housing scheme on a new grid square at Shenley Common Farm (close to Westcroft, but away from the more established communities in Milton Keynes). The Council is keen to use this opportunity to provide an additional option for older people in Milton Keynes, by integrating housing and social care services in one location. The building has been developed to a high specification and is expected to be handed over in May 2000.

4.2 The scheme will provide 40 units of accommodation on 3 floors and a detached 3 bedroom house adjacent to the main building.

The flat types are as follows: 1 person, 1 bed - 31

2 person, 1 bed - 4

3 person, 2 bed - 5

There will be extensive communal areas which will include a large lounge with a coffee bar area; dining room; catering kitchen; conservatory; treatment room (including hairdressing facilities); hobbies room; wheelchair storage room and storage areas. In the staff area there is a large laundry; offices; staff rest room; toilet and shower facilities.

The building also has 2 assisted bathrooms, 2 lifts, 2 guest rooms and will have a comprehensive warden call system. The doors will all be part of a master suite locking system and there will be a door entry system for all areas.

4.3 The scheme is being built to full wheelchair access standards and the design features are in line with "Homes for the Third Age" principles. All flats are suitable for wheelchair users with adjustable height units and level access showers. All flats have been designed to enable independent living but have generous space standards to enable carers to work safely within each of the rooms.

4.4 The scheme will offer specially designed accommodation with the availability of a range of support services to enable residents to maintain maximum independence. Specifically the scheme will :

- (a) provide a real alternative to residential care for physically frail older people;
- (b) improve and maintain residents capacity for self care and their quality of life;
- (c) provide personal care, domestic help and a meals service, as necessary; and
- (d) encourage residents contact with the local community.

4.5 Work is already underway to identify potential tenants.

## 5. **Issues and Choices**

5.1 In order to ensure Best Value principles are observed, it is proposed to specify and tender for an integrated, flexible housing and care support service. This will be the first such scheme in Milton Keynes, although the service proposed by Hanover Housing Association and the Extra Care Charitable Trust for Langland House in Netherfield is similar in nature. It is anticipated that there will be an in-house bid and that this will need to be evaluated against other bids.

5.2 Expressions of interest from possible providers have been sought. It is proposed that the tender process should follow the following timetable:

Specification circulated to potential tenderers: 31 January 2000

Tenders returned by: 10 March 2000

Tender evaluation complete by: 21 March 2000

Post tender negotiation and contract to be completed as soon as possible to enable service to be set up as quickly as possible. However it is recognised that the comparative complexity of the project could lead to some delay in order to ensure that the project is as successful as possible in the longer-term.

## 6. **Implications**

6.1 Environmental

None

6.2 Equalities

The Shenley Common Farm scheme will serve some of the most vulnerable members of the community and offer a less institutional alternative to residential care.

6.3 Financial

The draft figures available show that once additional housing subsidy is taken into account, there is a neutral effect on the Housing Revenue Account for the housing element of the scheme. The care costs of the scheme will be recovered from a combination of charges to residents and reallocation of budgets that would have either been spent on residential placements or alternative care in the community. It is proposed that relevant set up costs should be supported by an allocation of social care capital.

6.4 Legal

None

6.5 Staff and Accommodation

Implications will depend on the success or otherwise of the in-house bid.

7. **Conclusions**

- 7.1 The Shenley Common Farm Scheme will offer a valuable alternative in a high quality environment to residential care for vulnerable older people.

Background Papers: None