

## **CHORLEY LIAISON**

WEDNESDAY, 19TH JULY 2017, 6.30 PM  
COUNCIL CHAMBER, TOWN HALL, CHORLEY

The following presentations were given at the above meeting of the Chorley Liaison.

3      **Update on Primrose Gardens (Pages 3 - 20)**

Mark Lester, Director (Business, Development and Growth), gave a short presentation on the extra care facility currently under construction on Fleet Street car park, Chorley.

4      **Services for customers requiring home adaptations (Pages 21 - 30)**

Martin Sample, Housing Team Leader (Private Sector), gave a short presentation.

GARY HALL  
CHIEF EXECUTIVE

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# PRIMROSE GARDENS

## RETIREMENT VILLAGE

**Chorley Liaison Meeting**

19 July 2017

**Mark Lester**

Director Business Growth  
& Development



**Chorley  
Council**



  
**PRIMROSE**  
GARDENS

# Presentation Content

- What is extra care?
- Background to Primrose Gardens Retirement Living
- Design and vision
- Business case
- Finance
- Partnerships
- Construction programme
- Next steps
- Questions





# What is Extra Care?

- Extra care is a good compromise between sheltered housing, independent living and a care home.
- Extra Care Housing is housing designed with the needs of older people in mind and with varying levels of care and support available on site.
- People who live in Extra Care Housing have their own self contained homes, their own front doors and a legal right to occupy the property.
- Extra Care Housing is also known as very sheltered housing, assisted living, or simply as 'housing with care'. It comes in many built forms, including blocks of flats, bungalow estates and retirement villages. It is a popular choice among older people because it can sometimes provide an alternative to a care home.
- In addition to the communal facilities often found in sheltered housing (residents' lounge, guest suite, laundry), Extra Care often includes a restaurant or dining room, health & fitness facilities, hobby rooms and even computer rooms.
- Domestic support and personal care are available, usually provided by on-site staff. Properties can be rented, owned or part owned/part rented. There is a limited (though increasing) amount of Extra Care Housing in most areas and providers set eligibility criteria which prospective residents have to meet.



# Background

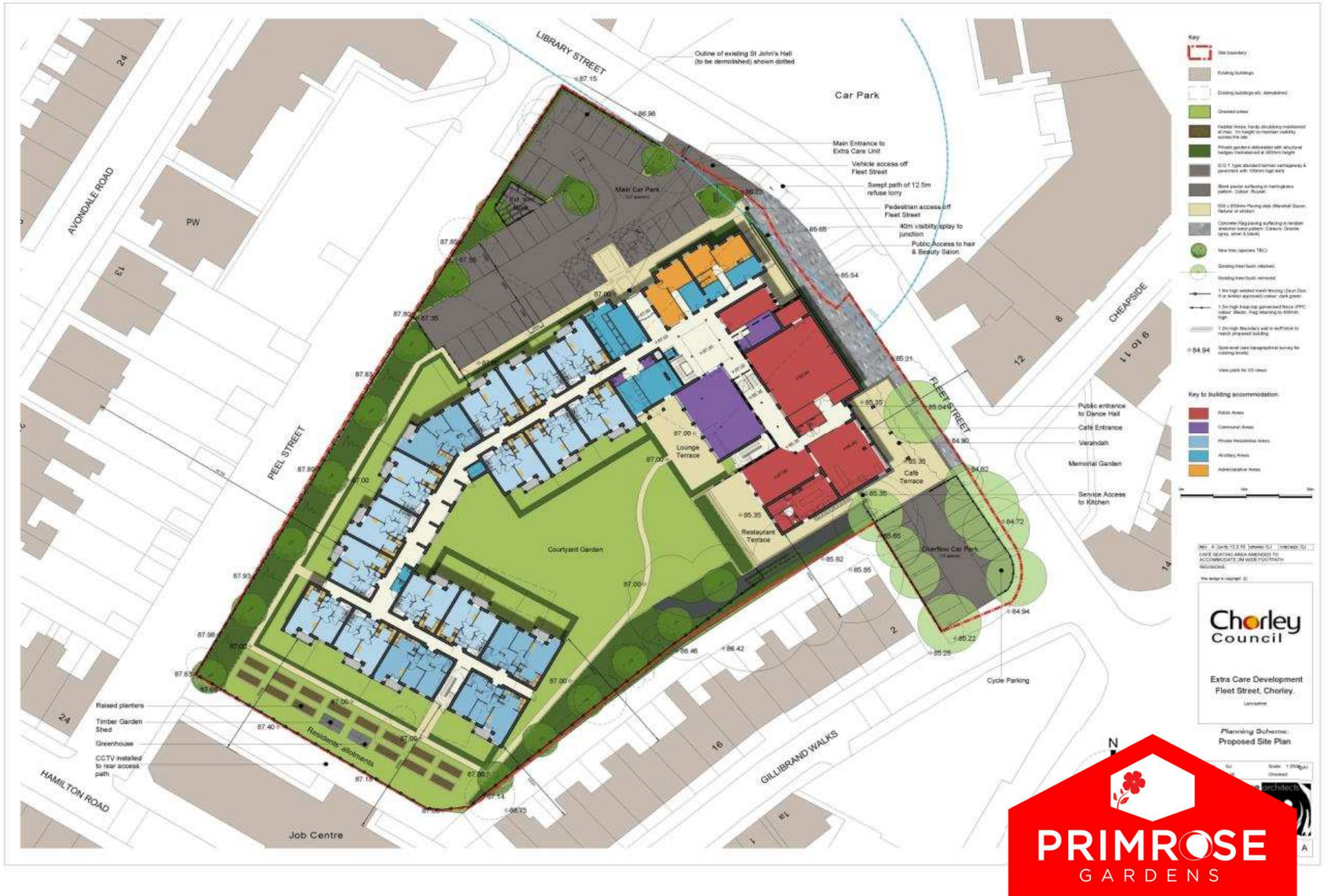
- Town centre masterplan
- LCC Extra Care and Specialist Housing Strategy 2014
- Ageing population, pressure on health & social care
- Dance schools as vital community assets
- Council aspiration to retain our assets and generate revenue



# Vision for Primrose Gardens

- Dancehall
- Café
- Beauty room
- Guest overnight
- Quiet lounge
- Designed to promote community integration
- Avoid institutional feel
- HAPPI, Dementia Friendly, HCA Standards, Quality
- Fire Strategy















Body-brick in weston red multi by ibstock. stretcher bond with bucket-handle pointing in o.b.m.



Buff detail brick in caledonian buff blend by ibstock. stretcher bond with bucket-handle pointing in o.b.m.



Detail brick in cheshire weathered brick by ibstock. Stretcher bond with bucket-handle pointing in o.b.m.



# Business Case for Primrose Gardens

- Make use of council owned land
- Lever in HCA funding
- Deliver good quality accommodation for older generation
- Keep two established dance schools in Chorley
- Generate revenue stream (subject to national policy)
- Social care and Health outcomes





# Finance

- Capital cost of land assembly
- Capital cost of the build
- HCA Grant
- LCC capital contribution
- Section 106 monies
- Borrowing
- Revenue Model



# Finance

Capital Expenditure	Original Budget September 2016 (£)	Increase/ (Decrease) (£)	Requested Budget June 2017 (£)
<b>Design &amp; Build</b>	<b>9,102,000</b>	<b>786,742</b>	<b>9,888,742</b>
<b>Purchase of Existing Site</b>	<b>380,000</b>	<b>7,789</b>	<b>387,789</b>
<b>Planning, Project Management &amp; QS</b>	<b>265,000</b>	<b>0</b>	<b>265,000</b>
<b>Furniture, Fittings &amp; Equipment</b>	<b>0</b>	<b>50,000</b>	<b>50,000</b>
<b>Total Capital Expenditure</b>	<b>9,747,000</b>	<b>844,531</b>	<b>10,591,531</b>
<b>Financed by:</b>			
<b>HCA Grant</b>	<b>2,868,750</b>	<b>336,588</b>	<b>3,205,338</b>
<b>LCC Contribution</b>	<b>1,000,000</b>	<b>0</b>	<b>1,000,000</b>
<b>Additional Commuted Sums (offsite S106)</b>	<b>0</b>	<b>228,228</b>	<b>228,228</b>
<b>Temporary Borrowing to be replaced by Commuted Sums (offsite S106)</b>	<b>5,878,250</b>	<b>279,715</b>	<b>6,157,965</b>
<b>Total Financing</b>	<b>9,747,000</b>	<b>844,531</b>	<b>10,591,531</b>



# Partnerships



# Construction Programme

- 3 July 2017 - Construction starts
- July 2017 - Vibro piling works for 3 weeks
- August 2017 - Brickwork commences
- January 2018 - Substructure to second floor complete
- June 2018 - All windows and patios in.
- October 2018 - Roof complete
- October/December 2018 - Show apartment available
- December 2018 - Café fit-out complete
- February 2019 - Practical completion
- February/March 2019 - Building handover





# Next Steps

- Manage the construction contract with Pick Everard
- Develop a marketing strategy and implement
- Develop an operational plan
- Policies, procedures, staffing
- Finalise the rental structure
- Select café operator
- Programme for service launch spring 2019



# Key Contacts

Full time site Project Manager is

**Nick Galvin**

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Eric Wright Construction Head Office can be contacted on 01772 698822



**Any questions?**



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# Chorley Liaison

## Home Adaptation Services

Presentation by

**Martin Sample**

Housing Team Leader

Date

**19<sup>th</sup> July 2017**



## **Chorley Home Improvement Agency (HIA)**

**“Helping Older and Disabled Residents to live more safely and independently in their own homes”**

## Available Services

- Major Adaptations
- Minor Adaptations

# Major Adaptations

- **Disabled Facilities Grant (DFG)** is available to help disabled residents to make adaptations to their home which promote independence.
- Includes high value items such as Level Access Showers, Stairlifts, Through Floor Lifts and extensions.
- Customers are first assessed by an Occupational Therapist via Lancashire County Council Adult Social Care (phone **0300 123 6720**).
- LCC send the referral to Chorley Council. The HIA team progress the case, eg helping with application form, devising schedule of works, tendering and appointment of contractors.

# DFG funding increases

DFG Budget has risen substantially in recent years, with Government focussing attention on avoiding/delaying hospital and care home admissions:

2014/15 £285,619

2015/16 £370,000

2016/17 £613,972

2017/18 £665,945



# Our response to increased levels of DFG funding

- Policy changes effective from 1<sup>st</sup> April.
- No DFG means test applied in cases where OT referral is for one item only.
- We authorised over £200,000 worth of major adaptations in first quarter
- Requested 20 cases from LCC waiting list – we intend to use LCFT OTs to assess these cases

# Minor Adaptations

- Customers needing **Minor Adaptations** are also assessed by a Lancashire County Council Occupational Therapist.
- It is one of LCC's statutory responsibilities and is **free of charge** to customers.
- Typical Minor Adaptations are banister rails, external metal rails, and adjustments to external steps.
- Chorley Council use an experienced sub-contractor (Mobility Care Services) to deliver this service.

# Collaboration with Lancashire Care Foundation Trust (LCFT)

- Opportunity arose via Integrated Community Wellbeing Service
- Pilot project launched 10<sup>th</sup> July
- LCFT OTs who identify customers who need Minor Adaptations will refer direct to Chorley HIA rather than via LCC
- Swifter outcomes for customers anticipated

# HIA Contact details

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