

Agenda Item	13
Report No	HCW/15/21

HIGHLAND COUNCIL

Committee: Health, Social Care and Wellbeing

Date: 19 May 2021

Report Title: North Coast Care Facility

Report By: Executive Chief Officer - Health and Social Care

1. Purpose/Executive Summary

- 1.1 This report updates members on work being taken forward relating to the development of a new North Coast Care Facility, and options for the preferred procurement and delivery route for the project.
- 1.2 At this time the work being taken forward, would allow a final recommendation on the procurement and delivery route for the project to be considered by the Highland Council on 24 June 2021.

2. Recommendations

- 2.1 Members are asked to:
 - i. Note the progress and actions taken forward to support development of a new North Coast Care Facility.
 - ii. Note that a report detailing recommendations on procurement and delivery route for the project will be considered by the 24 June Council.

3. Implications

- 3.1 Resource (Budget and Staffing) – the updated capital programme considered by the Council on 7 January, made capital budget provision for a new North Coast Care Facility. A final decision on preferred procurement and delivery route for the project, will be considered by the Council in June of this year, and will include updated cost information at that time. In relation to operational (revenue) costs and staffing arrangements, these would fall to NHS Highland to fund from within the resources provided for delivery of Adult Services through the lead agency arrangement. NESH Highland are directly

involved in the development activity being taken forward. Decisions on maintenance arrangements for the new facility will be part of the procurement and delivery assessment and considered in the June Council report.

- 3.2 Legal – any additional legal implications associated with the development, in particular legal agreements underpinning the recommended procurement and delivery model, will be considered as part of the report to June Council.
- 3.3 Community (Equality, Poverty, Rural and Island) – as indicated in previous reports to Committee, the purpose of the new facility will be to deliver modern care and associated facilities in one of the more rural parts of the Highlands. There has been a programme of community consultation led by NHS Highland relating to the solutions being considered in relation to provision, with this being a co-production approach with the community, and the preference for a new Care Facility in Tongue the outcome of that work. In relation to the Wildland proposal, this has the potential to deliver a wider benefit to the community with the new Care facility being co-located with new community, commercial and other facilities including a new GP surgery at potentially no additional cost to the Council relative to a standalone capital built standalone Care facility.
- 3.4 Climate Change / Carbon Clever - a new care facility would be expected to have a positive impact, both in terms of the energy efficiency of a new building compared to the two current and more aged facilities. The impact of these will be assessed as part of detailed design stage and as the proposal moves forward. Ultimately, NHS Highland as operator and the organisation meeting the operating costs of a new facility will be the party directly impacted by the energy efficiency and associated implications of a new facility.
- 3.5 Risk – there will be separate and specific risks to be considered, dependent on the procurement and delivery route ultimately chosen, with there expected to be notable differences in terms of risks associated with a traditional Council led capital project versus a Wildland led development. The risks, at the initial option appraisal stage, were considered in detail in the confidential report to Council on 7 January. Further detailed assessment of risk will be part of the subsequent report to full Council recommending the preferred delivery and procurement route.
- 3.6 Gaelic – no implications to highlight.

4. Background

- 4.1 Previous reports to this Committee and Highland Council have set out background to the development of a new North Coast Care Facility. This facility would replace the two separate buildings operating at present, Melvich Care Home and Caladh Sona Care Home in Talmine, both of which are six-resident facilities, and which have significant building condition and suitability issues.
- 4.2 The Highland Council on 7 January 2021, considered two reports relevant to the development of a new North Coast Care Facility. The first report, was a confidential report, detailing the appraisal of options relating to the procurement and delivery of a new facility, considering a traditional Council capital funded Care Home facility versus a proposal from a private party, Wildland (a landowner within the proposed development area), to develop a new larger facility with the Council contributing towards the adult care home aspect. The second report to Council was a broader report relating to the Council's overall capital programme and including provision of capital funding for the North Coast project.

- 4.3 The outcome of the 7 January meeting was the establishment of a capital budget within the Council's capital programme for a new North Coast Care facility, and agreement to progress discussions and negotiations with Wildland, to allow a final recommendation on delivery option to come back to Council in early 2021.
- 4.4 This report provides further information on the actions progressed since the January Council meeting, and next steps.

5. Progress to Date and Next Steps

- 5.1 Since the Council meeting on 7 January 2021, the following actions have been taken forward in relation to the North Coast Care Facility.
- Working Group – a joint working group with officer representatives from the Council, NHS Highland and Wildland has been formed and met regularly on a 3-weekly cycle to agree and progress actions relating to the proposal.
 - External professional support – external design team and cost consultants have been utilised to support the development of the proposal and final recommendations on procurement and delivery options.
 - Project brief and accommodation schedules – have been prepared and circulated to working group attendees to allow further development of outline design and project costing.
 - Pre-Planning advice – discussions with planners have taken place and further scheduled relating to pre-planning advice for the development.
 - Communication and engagement – a meeting with the local steering group took place in early February 2021. Joint Press Releases were issued to set out next steps following the January Council decision. Arrangements are being made to establish a new stakeholder forum for ongoing engagement relating to the proposal.
- 5.2 It is expected the updated project option costings, and outline designs to meet the brief and accommodation schedule will be at a stage to support a report to the June Full Council on recommended delivery route for the project.

Designation: Executive Chief Officer – Health and Social Care

Date: 15 April 2021

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Background Papers: