

## CABINET

<b>Date of Meeting</b>	Tuesday, 22 <sup>nd</sup> November 2022
<b>Report Subject</b>	New Residential Care Facility in Flint – ‘Croes Atti 2’
<b>Cabinet Member</b>	Deputy Leader of the Council and Cabinet Member for Social Services and Wellbeing
<b>Report Author</b>	Chief Officer (Social Services)
<b>Type of Report</b>	Operational

### EXECUTIVE SUMMARY

As part of its ambitious plans, and Welsh Governments agenda to rebalance care, the Council is committed to increasing the in-house residential care capacity across the authority. Following from the success of the Marleyfield House new build in Buckley, the next stage in this work is to look at increasing capacity in the Flint area.

Currently, Flint has the provision of Croes Atti, a 31-placement residential care home located in Prince of Wales Avenue.

Over the last 12 months work has been underway to explore appropriate options to increase the capacity of residential care in Flint and the surrounding area through a number of options appraisals and site designs. This has resulted in the council bringing forward the site on Cornist Road where Flint Community Hospital previously stood in early 2022. Since that time a full feasibility study has been completed exploring options of how a new 56 placement home could be situated on the site.

This paper gives an overview of progress to date on the design as well as detailing key milestones as the detailed design of the home is finalised, including the delivery of the operating model of the home.

### RECOMMENDATIONS

1	Cabinet confirms its support for the ‘Coes Atti 2’ project as a strategic priority for Social Services.
2	Cabinet notes the key upcoming project activities including developing and implementing the operational model with the Health Board.

## REPORT DETAILS

<b>1.00</b>	<b>EXPLAINING THE NEW RESIDENTIAL CARE FACILITY IN FLINT – ‘CROES ATTI 2’</b>
1.01	<p>Croes Atti is a residential care home that currently operates in Prince of Wales Avenue in Flint. The 31 bedroom residential facility is a well-respected and appreciated asset in the Flint community. The home operates on a ground floor setting and is able to deliver a mixture of respite care and full-term residential care for older people and people living with dementia.</p>
1.02	<p>Welsh Government have made a commitment as part of its programme for government to support innovative housing developments to meet care needs and explore where services and contracts can sustainably and affordably be brought back into a strengthened public sector.</p> <p>The Council has made a commitment as part of its long-term plans to increase its in house residential care capacity across the authority.</p> <p>Following the first phase of this work being completed at Marleyfield House in Buckley, focus has now turned to increasing provision in Flint.</p>
1.03	<p>Initial sketches were developed on an informal basis to look at expanding the provision on the Prince of Wales site. This work did not produce a viable or deliverable solution due to site limitations and service operation restrictions this meant that an alternative site needed to be considered.</p>
1.04	<p>Whilst searching for potential sites across the Flint area, a discussion commenced with Betsi Cadwaladr University Health Board (BCUHB) which explored the possible transfer of the closed Flint Community Hospital site on Cornist Road to the Local Authority.</p>
1.05	<p>Following extensive technical and legal discussions, this site was legally transferred to the Council on the 8<sup>th</sup> of February 2022. Work immediately began on procuring a feasibility study to determine the kind of building that this site could accommodate.</p>
1.06	<p><b>Feasibility</b></p> <p>A feasibility study was completed by Willmott Dixon construction (WD) in conjunction with Lovelock Mitchell Architects (LMA) and presented to the Council on 31/03/2022. This presented an option for the site which could house a 56 placement building on the area. This feasibility gave the project team sufficient confidence to progress to a detailed design phase through the Major Projects Framework.</p>

1.07	<p><b>Design</b></p> <p>Since March the Social Services project team has been working closely with the construction team to ensure that the building will be able to deliver high quality care to Flintshire residents.</p> <p>Through the process of investigating the site further, it transpires that there is a critical waste water drain that runs through the site which is owned by Welsh Water and has significant easements to protect it. This has amended the location and shape of the building somewhat; however it is still able to deliver 56 residential placements to the area.</p> <p>The building as currently designed will be 4 storey building which will be Net Zero Carbon in Operation (NZCiO).</p>						
1.08	<p>The building comprises of 56 en-suite rooms, approximately 10 of which will be larger to suit bariatric residents. There are a number of accessible living and dining spaces as well as visitor’s rooms as well as some office space for social services and health board staff to complete ‘touchdown’ work in the building.</p> <p>There are also facilities for therapeutic support for those who require it and a sensory room to support people living with dementia.</p>						
1.09	<p><b>Progress and next steps</b></p> <p>The detailed design process is now underway which will look at fine tuning key elements of the building including:</p> <ul style="list-style-type: none"> <li>- Landscape Architecture</li> <li>- Functionality of spaces across the building</li> <li>- Accessibility of residents to communal space</li> <li>- Materials used</li> </ul>						
1.10	<p>A number of engagement workshops have been established to further refine design detail before a planning application is made in late 2022. Should a planning permission be granted the project will continue to add additional detail to design and layouts. There is a 6-month period currently scheduled in to the construction programme in which an identified badger set must be carefully moved on from the site before construction can begin.</p>						
1.11	<p>Table 1 - Approximate timeline of project.</p> <table border="1" data-bbox="320 1771 1386 2027"> <tr> <td data-bbox="320 1771 724 1861"><b>Detailed design and Development complete</b></td> <td data-bbox="724 1771 1386 1861">June 2022 – September 2023</td> </tr> <tr> <td data-bbox="320 1861 724 1966"><b>Construction (approx. 15 months)</b></td> <td data-bbox="724 1861 1386 1966">September 2023 - December 2024</td> </tr> <tr> <td data-bbox="320 1966 724 2027"><b>Opening and operation</b></td> <td data-bbox="724 1966 1386 2027">January 2025</td> </tr> </table>	<b>Detailed design and Development complete</b>	June 2022 – September 2023	<b>Construction (approx. 15 months)</b>	September 2023 - December 2024	<b>Opening and operation</b>	January 2025
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1.12	<b>Operation</b>	The operation of the building will be a joint venture with BCUHB and an agreed revenue amount of £200,000 has already been agreed to support the ongoing functions of the building. The operational model of the building will closely align to the local strategic needs of both the Local Authority, Health board and care market needs. This work is to begin in earnest in October 2022 as the building moves towards its final layout.

<b>2.00</b>	<b>RESOURCE IMPLICATIONS</b>	
2.01	The cost for the build project is currently estimated at approximately £16,050,000 based on the feasibility study. However this is only an indicative figure at present. The project is currently included as part of Flintshire's capital programme with £950,000 previously approved for the design and development element of the build. The project team are currently looking to secure significant contributions from Welsh Government of approximately £10,000,000 to support the capital spend to construct the building. This will leave the remainder to be approved through Flintshire's capital programme.	
2.02	Colleagues within Social Services, in close partnership with BCUHB, are currently developing the model of care that will be delivered on site upon completion. BCUHB are providing a revenue contribution of at least £200,000 pa which will support the operation of the building and are ensuring that appropriate health capacity is available to the building in order to manage the pull-on resources, facilitating residents' wellbeing and recovery.	
2.03	To deliver this model of care we will be recruiting additional care support staff as well as reviewing the management model of the site now that it will be substantially larger. This work will be completed by Mid-2024 and it is expected that residents will first utilise the site in Early 2025.	

<b>3.00</b>	<b>IMPACT ASSESSMENT AND RISK MANAGEMENT</b>	
3.01	The home and the operational model within will have a positive impact on residents and the wider community. There will also be a positive impact on acute hospital settings which will be able to discharge individuals who no longer require acute clinical input but would benefit from a period of assessment and rehabilitation in an environment that will actively support these aims.	

<b>4.00</b>	<b>CONSULTATIONS REQUIRED / CARRIED OUT</b>	
4.01	Public consultations will be carried out as part of the process of seeking planning permission.	

<b>5.00</b>	<b>APPENDICES</b>
5.01	Appendix 1 – 3D rendering
5.02	Appendix 2 - Current General Arrangements – External

<b>6.00</b>	<b>LIST OF ACCESSIBLE BACKGROUND DOCUMENTS</b>
6.01	None.

<b>7.00</b>	<b>CONTACT OFFICER DETAILS</b>
7.01	<p><b>Contact Officer:</b> Neil Ayling, Chief Officer, Social Services  <b>Telephone:</b> 01352 702500  <b>E-mail:</b> <a href="mailto:Neil.J.Ayling@flintshire.gov.uk">Neil.J.Ayling@flintshire.gov.uk</a></p>

<b>8.00</b>	<b>GLOSSARY OF TERMS</b>
8.01	<p><b>Willmott Dixon:</b> Willmott Dixon is a privately-owned contracting and interior fit-out group. Founded in 1852, it is family run and dedicated to leaving a positive legacy in the communities and environment in which they work.</p> <p>Willmott Dixon are the assigned construction partner for the ‘Croes Atti 2’ build project.</p> <p><b>Lovelock Mitchell:</b> Lovelock Mitchell is an architectural firm based in Chester and has operated continuously since its foundation in 1862. Lovelock Mitchell previously designed the Marleyfield House Expansion.</p> <p><b>Net Zero Carbon in Operation:</b> A net zero carbon building is “highly energy efficient and powered from on-site and/or off-site renewable energy sources, with any remaining carbon balance offset.”</p>