



**Brighton & Hove
City Council**

Knoll Supported Housing Development

Adult Social Care & Public Health Sub-Committee

8th June 2021

Andy Witham & Anne Richardson-Locke

Parts 1 & 2

Part 1

- Committee Report
- Appendix 1: Business Case

Part 2

- Appendices A-E include detailed reports and cost estimates for the new build and refurbishment options. These reports are not for publication as they include financial and business information.

Evidence of need for the service

Under the Care Act 2014 Local Authorities must provide accommodation and support to people with an assessed need. The Act sets out the duty of local authorities to shape the market and promote diversity and quality and provide efficient, effective, sustainable, services. Within Brighton & Hove:

- Only 10 units of wheelchair accessible supported housing for people with physical disabilities and/or brain injuries in the city
- 1,047 more people with moderate to serious disabilities and personal care needs by 2030. This includes 580 more people with serious disabilities
- We place 55% more people in residential care than other areas and spend more on average per week
- People with an average age of 55 are being placed in care homes for older people or out of the area in care homes or supported housing

Options:

1. Refurbish the existing Knoll House care home to create 17 flats for 18 people. Includes 1 x bariatric flat , 1 x 2 bed flat and a mixture of studios and 1 bedroom flats some of which are wheelchair accessible = £4.4m. Completion by August 2023
2. Demolish and rebuild a 2-storey building with 17 flats for 18 people. Includes 2 x bariatric, 1 x 2 bed flat and 14 x fully accessible 1 bed flats = £7m. Completion by December 2024
3. Demolish and rebuild a 3-storey building with 27 flats for 28 people. Includes 2 x bariatric, 1 x 2 bed flat and 24 x fully accessible 1 bed flats = £9.370m. Completion by February 2025

All options also include communal areas on each floor, a small communal garden and staff facilities. Options 2 and 3 include private balconies for each flat.

Recommendation:

The recommendation is to demolish the existing care home and build a 3-storey Supported Housing service with 27 flats. The reasons for this are:

- The refurbishment does not fully meet the Brief as the size and layout of flats are compromised making them less accessible, only 1 bariatric flat, high cost due to extensive mechanical & electrical adaptations required and gas is still required for heating.
- The new build option would provide attractive, modern, accessible flats with private outdoor balconies and greater energy efficiency
- A new building will have an extended life span over and above the refurbishment option and have lower planned maintenance costs
- A further floor could accommodate 10 more flats, increase the rental income and provide greater economies of scale for the support service and housing management

Costs and funding:

New build option	Externally Commissioned Service	BHCC Service Provision
	£'000	£'000
Total Investment	9,370	9,370
Funded by:		
Estimated external funding from Homes England (£45k per unit)	-1,260	-1,260
Borrowing required	8,110	8,110
Annual borrowing costs @ 2% pa	260	260
Average net income (LHA rate net of service charges, maintenance, repairs & voids)	-150	-150
Annual estimated net General Fund care costs (net of estimated client contributions)	1,256	1,928
Total cost per annum	1,366	2,038
Current net spend (average net cost of £1,233 per week, per client)	1,800	1,800
Total Annual saving (+) / loss (-)	435	-237

The Service will help mitigate future financial pressures and is linked to the Medium-Term Financial Strategy

Risks:

Risk	Mitigation
The 3-storey option does not receive planning permission as it is higher than the existing building	Formal Pre-Planning Application is required to get a clear steer from Planning.
Construction works costs in excess of the budget estimates. Costs in excess of the Contract sum. Timescales not met	Cost have been calculated by an experienced and qualified Quantity Surveying Consultant. Includes 10% contingency for the construction works. The proposed Design and Build contract will have a fixed construction cost. An experience Employer's Agent will manage the construction. Project Manager will be required to oversee the project <u>However, delays to proposed timelines may impact on the costs</u>
Design and specification not adequate to meet the needs.	Lessons learnt from Brooke Mead and Vernon Gardens. Engagement with people with disabilities, Occupational Therapist and providers of other Supported Housing.

Questions

- Any questions?

Further information:

- Andrew.Witham@brighton-hove.gov.uk
- Anne.Richardson-Locke@brighton-hove.gov.uk