

<b>SUBJECT:</b>	<b>DE WINT COURT REDEVELOPMENT</b>
<b>DIRECTORATE:</b>	<b>HOUSING AND INVESTMENT</b>
<b>REPORT AUTHOR:</b>	<b>TRACEY FOOTSOY – PROJECT OFFICER (DEVELOPMENT)</b>

## **1. Purpose of Report**

- 1.1 To provide a progress report, demand analysis and cost plan update for the De Wint Court project and to seek approval from the Executive for the redevelopment. This scheme is a Vision 2020 project within the Strategic Priority of Let's Deliver Quality Housing.

## **2. Executive Summary**

- 2.1 DHI have progressed well with the "Vision 2020 Strategic Priority – Let's deliver quality housing" and this report will provide updates on the De Wint project that will enable/support the following aspiration's: -
- Let's provide housing which meets the varied needs of our residents.
  - Let's improve housing conditions for all.
  - Let's help people have a sense of belonging.
- 2.2 Four reports have previously been provided for Executive regarding redevelopment project in May 2017, March, May and December 2018. (See Background Papers section).
- 2.3 In line with agreements made by the Executive, a scheme for the redevelopment of De Wint Court has now been drafted, submitted to planning and was given approval at planning committee on 5<sup>th</sup> December 2018.
- 2.4 The scheme will consist of 70 Extra Care flats (50 one bed and 20 two bed) and will be supported by grant funding from Lincolnshire County Council (LCC) and Homes England (HE). [The previous scheme contained 37 units so the council will see a net increase of 33 units.]

## **3. Background**

- 3.1 In July 2016, Executive approved, as part of the Housing New Build Strategy, to consider a detailed appraisal of options for the refurbishment or redevelopment of De Wint Court.

In May 2017, Executive approved option 4 to demolish and rebuild De Wint Court in its entirety. Original objectives presented to the Executive in May 2017 were to:

- deliver a flagship Extra Care scheme to fill the growing needs of older people,
- to be modern and fit for purpose, user friendly and compliant with current housing design standards,
- to increase the provision of units from 37 to 70,
- enable the investment of £3.22m of Homes England funding into the city,

- enable the investment of £2.8m of LCC investment into the city,
- increase the affordable Extra Care provision,

3.2 The option for an Extra Care Facility, replacing existing supported housing provision in the Moorland area has been considered and agreed in principle by the Executive. This is to be delivered in partnership with LCC and HE. Both would contribute investment to the scheme at the level of £2.8m and £3.22m respectively.

Officers have progressed De Wint Court in line with previously agreed Executive approvals. Fundamentally this was to demolish and redevelop De Wint Court.

#### **4. Current position**

- 4.1 Planning Committee approved the application on 5<sup>th</sup> December 2018. The planning decision notice is subject to the signing of a section 106 agreement to provide the NHS contribution of £35,392.50.
- 4.2 RIBA 4 – technical design work is underway to enable a detailed specification and tender package goes out to market in March 2019. Subject to Executive approval, officers will carry out a fully compliant procurement exercise. The route chosen will ensure local contractors have the opportunity to bid for the development as well as national companies.
- 4.3 Officers have produced an indicative programme for the project, which indicates a start on site in late 2019 and completion in 2021.
- 4.4 Officers have also produced a draft project plan in line with the Lincoln Project Management Model requirements.
- 4.5 Part of the extra care provision is an expectation that the scheme contains additional facilities such as a restaurant and hair dressing salon. Subject to Executive approval, officers will commence advertising the commercial kitchen and salon facilities in spring 2019. It is anticipated that a rent free period will be offered, but in return the company taking on the lease will be required to undertake their own fit out of the space. It should be noted that this will be “loose” fit out only – works to the building fabric will be completed as part of the project scope i.e. gas, water, electric, drainage, ventilation connections.
- 4.6 Original outcomes and outputs as set out in 3.1 have been reviewed. The council is still on track to achieve all of the outputs identified. Market Demand assessments have been carried out to ensure the original outputs are still relevant. Information to support the market demand is outlined in 4.8, 4.9, 4.10 and the appendices attached.
- 4.7 The Housing LIN report (v1.0 11<sup>th</sup> June 2018) shows the Lincoln has a clear shortfall of Housing with Care. The shortfall in 2018 is 48 units and the shortfall continues to rise annually to a cumulated 231 units by 2035. By 2025, when De Wint is intended to be fully operational, there is a shortfall of 113units across all tenures which is made up of a 96unit shortfall of social rent units and 17unit of other tenure. It also shows a shortfall of Housing for Older People of 604 units by 2035.

- 4.8 The Turley Strategic Housing Market Assessment for Central Lincolnshire (July 2015) states that Central Lincolnshire has 4.2% of residents aged 65 and over living in communal establishments, the percentage for Lincoln is 5.7% - higher than the central Lincolnshire average and a substantially higher percentage than the national figure of 3.7%.

The Turley report also highlights census information from 2011 - out of 716 residents ages 65 and over and living in communal establishments (716 represents 5.7% of all residents in Lincoln aged 65 and over), 355 people were living in a care home without nursing care. Extra Care accommodation helps free up care home bed spaces for those with a very high care need and offers a more affordable supported option to those in a care home without a nursing care package.

- 4.9 Lincoln Housing Strategy 2017 – 2022 outlines the need for 667 additional spaces specifically aimed at older people between 2014 and 2036 and sets out our commitment to the delivery of an Extra Care scheme within Lincoln.
- 4.10 Other new facilities within the city i.e. the care home on Long Leys Road are also a full nursing care scheme. De Wint Court, if approved, will fit well into the existing care market and provide an affordable and flexible housing with care option and go a long way to addressing the shortfall of social rented housing with care units in the city.
- 4.11 If Executive approve the delivery of this scheme, CoLC and LCC will set up an allocations board as set out in the Heads of Terms document. This will be the standard mechanism used to allocate apartments based on care requirement and need. LCC have confirmed they have an existing list of prospective residents who currently live within Lincoln and need an extra care facility such as De Wint Court.

## **5. Strategic Priorities**

- 5.1 Let's drive economic growth  
Where possible we will encourage the use of local labour, contractors and suppliers to create inward investment.
- 5.2 Let's reduce inequality  
The delivery of new affordable homes will enable access to housing by residents of Lincoln who find it most difficult to find their needs met by the private sector offering.
- 5.3 Let's deliver quality housing  
All homes built will be built to modern, energy efficient standards and will contribute directly to our 2010 Vision for housing.
- 5.4 Let's enhance our remarkable place  
The design of the De Wint extracare scheme has been through a careful process to be sympathetic to the locality in which it is situated. It is, however, a flagship scheme which is intended to show the vision of Lincoln as a place to choose to live.

## **6. Organisational Impacts**

### **6.1 Finance**

The financial implications arising from this report contain commercially sensitive and exempt information as defined in Schedule 12A of the Local Government Act 1972 and cannot therefore be published.

### **6.2 Legal Implications including Procurement Rules**

The development is subject to receiving funding from Homes England and the County Council.

Heads of Terms have been agreed with the County Council to secure their capital investment of £2.8 million, in exchange for nomination rights of 50% of the completed scheme.

All procurement activity in relation to the contract will be undertaken in line with the requirements of both the Council's Contract Procedure Rules and ultimately Public Contract Regulations 2015.

### **6.3**

#### **Equality, Diversity and Human Rights**

The Public Sector Equality Duty means that the Council must consider all individuals when carrying out their day-to-day work, in shaping policy, delivering services and in relation to their own employees.

It requires that public bodies have due regard to the need to:

- Eliminate discrimination
- Advance equality of opportunity
- Foster good relations between different people when carrying out their activities

A full equality analysis will be undertaken as part of the scheme itself.

## **7. Risk Implications**

### **7.1 (i) Options Explored**

The delivery options for De Wint have been explored through a number of frameworks.

### **7.2 (ii) Key risks associated with the preferred approach**

The cost of the delivery of the De Wint scheme is outside the previously reported budget. This has been mitigated by exploring a second, wider framework for delivery, following a higher than anticipated contractor estimate from the Scape framework. A thorough review of available frameworks and other benchmarking undertaken has shown that best value for money will come from an open tender process.

**8. Recommendation**

- 8.1 That the update outlined in the report is noted.
- 8.2 That Executive are asked to approve the redevelopment of De Wint Court to include the procurement and delivery of the scheme and also to include the leasing of the commercial kitchen and salon.

**Is this a key decision?** Yes

**Do the exempt information categories apply?** Yes

**Does Rule 15 of the Scrutiny Procedure Rules (call-in and urgency) apply?** No

**How many appendices does the report contain?** 0

**List of Background Papers:**

Executive reports:  
De Wint Court Options Appraisal – 22 May 2017  
Progress Report – De Wint Court Redevelopment –  
26 March 2018  
Progress Report – De Wint Court Redevelopment –  
29 May 2018

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