

Post Implementation Review (PIR)

APPENDIX 1

POST IMPLEMENTATION REVIEW	Date approved by relevant Programme Board: 28 July 2023
Project Title De Wint Court Redevelopment	
Project Manager Previous Housing Strategy Officer (up to September 22) & Andrea Ripley, Housing Strategy Officer (October 2022 – ongoing)	
Original Timescale for completion Autumn 2021	Actual completion timescale March 2022
Brief description of the project (including any significant points in terms of project management) Construction Project: To demolish the existing redundant former sheltered housing - De Wint Court with its bedsit accommodation of 37 rooms and replace with a purpose built 70 unit Extra Care facility designed to provide Low, Medium and High care provision for its residents whilst offering communal facilities for them and the wider community. The accommodation will provide the following: <ul style="list-style-type: none"> • 50 – 1 bed apartments – 53m2 • 20 – 2 bed apartments – 62m2 • Commercial grade kitchen and restaurant providing 40 covers • Hairdressing Salon • Communal Lounge • Mobility Scooter store • Baby Change and Changing Places facility • Staff facilities • Therapy Room • Consultation Room • 2no Stretcher Lifts • Communal garden including sensory planting, outdoor exercise equipment and play equipment. Service Delivery: To develop an allocations board and wellbeing delivery service in conjunction with Lincolnshire County Council. To set out and agree a new Local Lettings policy for this scheme. Set up task groups for Wellbeing and Care and Nominations to set out process maps for when the scheme is operational.	

Commercial Leases:

To advertise and let the commercial kitchen and hairdressing salon on commercial leases, to include the fit out of the spaces and ongoing running to meet the needs of the residents of De Wint Court and the surrounding community.

What outcomes/output did you plan at the start of the project?

Strategic Priority – Let's Deliver Quality Housing

Projects:

- Deliver and Facilitate at least 400 new homes by 2025
- Deliver housing development of brownfield sites
- Deliver Modern supported housing for older people with all levels of support needs
- De Wint Court Options Appraisal
- Create a shared supported housing with our partners

Strategic Priority – Let's Reduce Inequality

Aspirations:

- Let's provide help to the most vulnerable people in our city
- Let's ensure the best quality of life for people living in Lincoln

Need identified within the LIN Report. The Housing LIN report (v1.0 11th June 2018) demonstrated that Lincoln has a clear shortfall of Housing with Care. The shortfall as of 2018 was 48 units and the projected shortfall continues to rise to 231 units by 2035. It also shows a shortfall of Housing for Older People of 604 units by 2035.

The Turley Strategic Housing Market Assessment for Central Lincolnshire (July 2015) states that Central Lincolnshire has 4.2% of residents ages 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.

Lincoln Housing Strategy 2017 – 2022 outlined 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.

Project benefits/outcomes:

1. Creation of 50 x 1 bedroom and 20 x 2 bedroom apartments – Deliver and facilitate 400 new homes of varying type and need.
2. Deliver modern supported housing for older people with all levels of support needs.
3. Create a shared supported housing with our partners.
4. Enhanced reputation of the Council as a diverse affordable housing provider responding to the local housing need.

What outcomes/outputs did you achieve on completion of the project?

1. Creation of 70 new build specialist housing units, towards the vision 2025 affordable housing targets.
2. Modern supported housing for older people with all levels of support needs has been delivered.
3. Shared supported housing with Lincolnshire County Council has been successfully achieved.
4. Reputation of the council has been improved to include being an affordable provider of high-quality housing which meets local housing need.

What went well on the project?

1. Working in partnership with Lincolnshire County Council. This included the allocations and well being delivery service.
2. Increased and ongoing consultation with local residents, local ward members, NHS community workers and Occupational Therapist team.
3. Nominations process was fluid and worked well with partners and allocating the homes based on application, referrals and need.
4. Quality of build achieved.
5. Finalist in LGC 2022 Awards – category of Housing.
6. Delivered within budget.

What went wrong?

Please see lessons learned log.

Could any of the issues that went wrong be avoided in future and if so how?

Mitigation as outlined on the lessons learned log.

Are there any key learning points that can be applied across the Authority?

As per the Lessons Learned Log, Andrea Ripley will disseminate appropriately before December 2023.

**Was the Lincoln Project Management Model used on the project?
Were there any learnings that could be applied to improve the LPMM?**

Yes, it has been used. No improvements required.

Any other comments?

None.

Other documents relating to management of the project (e.g. evaluation report)

Lessons Learned.

Project Manager Signature:

Andrea Ripley
Housing Strategy Officer

Date:

31 July 2023

Project Sponsor – to sign off as accurate and complete

Daren Turner
Director of Housing and Investment

Date:

31 July 2023