

# Report of the Strategic Director of Health and Wellbeing to the meeting of Health and Social Care Overview and Scrutiny Committee to be held on September 14<sup>th</sup> 2022

**E**

---

## Subject:

**DEVELOPMENT OF THE FORMER NEVILLE GRANGE SITE TO CONSTRUCT A NEW  
RESOURCE CENTRE**

## Summary statement:

This report updates on the procurement of a contract by the Department of Health and Wellbeing to construct a fifty bed resources centre on the site of the former Neville Grange residential care home in Saltaire.

The report provides compliance with Council Contract Standing Orders (CSOs) through which the Authorised Officer must, before inviting tenders or quotations for contracts with a total estimated contract value in excess of £2m, report details to the relevant Overview and Scrutiny Committee.

## EQUALITY & DIVERSITY:

The latest health needs assessment of the district is being used to inform the building specification, as well as the additional information that has been gathered since the pandemic. All service users will have their own individual needs assessed and a tiered level of service delivered as appropriate to ensure consistency.

The project contributes to the delivery of the Councils' equality objectives through engagement with and feedback from service users regarding services and to ensure these are inclusive and designed to consider and remove barriers to access at the outset.

---

Iain Macbeath  
Strategic Director

**Portfolio:**

**Health and Wellbeing**

Report Contact: [Name & Post Title]  
Phone: (01274) 43[Ext No]  
E-mail: [\[e-mail address\]@bradford.gov.uk](#)

**Overview & Scrutiny Area:**

**Health and Social Care**

## 1. SUMMARY

This report outlines progress made and proposed plans in the implementation of the integrated system vision Happy, Healthy and at Home. This report also updates on then sets out the intention of the Department of Health and Wellbeing to the procurement of a contract by the Department of Health and Wellbeing in order to construct a fifty bed resources centre on the site of the former Neville Grange residential care home in Saltaire.

The report provides compliance with Council Contract Standing Orders (CSOs) through which the Authorised Officer must, before inviting tenders or quotations for contracts with a total estimated contract value in excess of £2m, report details to the relevant Overview and Scrutiny Committee.

## 2. BACKGROUND

This report provides an update to the report to the Overview and Scrutiny Committee meeting which was held on Thursday 24<sup>th</sup> January 2019.

The Council Executive approved the establishment of the Great Places to Grow Old Programme at the meeting held 15 January 2013. Subsequently, the Health and Wellbeing Department's "Home First – Our Vision for Wellbeing" was approved by the Council Executive on 4 April 2017.

The implementation of this vision and associated objectives was supported by a programme of construction activities aimed at providing this service with new facilities which met all the requirements of the Service as well as meeting the needs of people who would access the service.

Two new facilities were identified as being required to deliver the above outcomes:

- 1- Valley View Resources Centre, Keighley;
- 2- Saltaire Resources centre, Saltaire.

The construction of Valley View Resources Centre was completed in 2020 and is to be followed by the construction of the facility in Saltaire (on the former Neville Grange site).

The focus of in-house residential services is to provide short term enablement care. Supporting people to live full lives back in the community – working in partnership with health and community services.

The Short Term Enablement Care provision covers:

- Intermediate Care (Rehabilitation)
- Bariatric Assessment and Support (Post-Operative Surgery)
- Non Weight Baring Placements
- Assessment
- Specialist Assessment services for people with Dementia
- Respite Care (Crisis Intervention)

- Dementia Specialist

The services have been reviewed and adapted to address and ensure good quality outcomes for people and also to ensure the service is strategically placed to support the department with its overall strategy of “Home First” and Discharge to assess modelling which is an essential component to the out-of-hospital services which reduces unnecessary admissions to hospital and reduces delayed transfers of care from hospital. The last 3 year years have demonstrated great success for the people who have accessed our services

The development of Saltaire reflects the designed principles of Valley View Court in Keighley.

The design of the new facility is underway and a planning application for the proposed centre was submitted on the 21<sup>st</sup> of December 2021. As part of the continued design development of the proposed facility, a range of surveys were undertaken including initial ground investigations.

The finding from the ground investigations have indicated that significant ground remediation will be required before the new building can be constructed and this has had to be factored into the design process.

### **3. REPORT ISSUES**

The ground remediation work will need to take place irrespective of whether the Council is developing the site or not and a specialist company is being appointed to advise on the appropriate way forward.

Consideration of the procurement strategy has been undertaken. and it is proposed that the type of construction contract will be a Design & Build (D&B) contract as this will allow appropriate risk transfer between the Council and the contractor. The contract being used to manage the construction would be NEC4 Engineering and Construction as this will allow a greater focus on partnership working with the contractor and help mitigate risks to the Council. The later transfers responsibility and risk through the D&B contract to the contractor for full and complete coordination of ground remediation, building foundation and superstructure design on what is a geologically technical and challenging site.

The potential cost of the development can be closely monitored, scrutinised and controlled through a two stage procurement exercise whereby the contractor can fully engage their supply chain in the final design and pricing of the works before the Council takes a final decision to proceed with the development.

The design team will be looking to procure these contracts from a suitable framework which the Council have access to and which comply with the Public Contracts Regulations and current Contract Standing Orders.

#### **4. FINANCIAL & RESOURCE APPRAISAL**

The budget allocated for the redevelopment of the former Neville Grange site will be impacted by the ground remediation work which the Council needs to undertake. It is likely therefore that a budget increase in excess of £2million will be required above the £9.3million approved by PAG and the Executive in 2021.

The final cost of the scheme is uncertain due to the expected inflation rises in 2023 that are likely to be more acute within the construction industry. The design and build construction contract will help mitigate future cost increases by enabling construction costs to be fixed from the initial design phase. However, price certainty is then dependent on not making any subsequent changes as these could prove to be expensive.

The capital scheme will be funded through corporate borrowing and therefore the additional borrowing required will result in additional revenue costs that will be funded centrally and not by Health and Wellbeing. There are no VAT exempt activities with the construction of the Resource Centre and therefore there is no VAT risk.

#### **5. RISK MANAGEMENT AND GOVERNANCE ISSUES**

Irrespective of whether the site is developed or not the Council still needs to undertake ground remediation of the site. Appropriate discussions have been held with the Council's Procurement Team to ensure that the forms of contracts used will mitigate commercial and contractual risks to the authority as far as possible and also embrace modern procurement methodologies.

#### **6. LEGAL APPRAISAL**

Duties of the Council under the Care Act 2014

The Council will comply with the Public Contracts Regulations 2015

#### **7. OTHER IMPLICATIONS**

Discussions are ongoing with The neighbouring land owner "Incommunities" about the ground remediation which will be required.

##### **7.1 SUSTAINABILITY IMPLICATIONS**

The proposed development will be designed based on zero carbon emissions and the upfront costs of this are already built into the budget.

##### **7.2 GREENHOUSE GAS EMISSIONS IMPACTS**

The plans for the proposed development include modern energy and cost-saving measures in the design and build. Working as close to the net zero carbon policy as is achievable.

## **7.2 COMMUNITY SAFETY IMPLICATIONS**

Older people with dementia and other long-term conditions are among the most vulnerable people in the community. Providing high quality care and appropriate environment for care services is consistent with the Council's statutory duty to safeguard vulnerable adults.

## **7.4 HUMAN RIGHTS ACT**

The Human Rights Act 1998 makes it unlawful for any public body to act in a way which is incompatible with an individual's human rights. Where an individual's human rights are endangered, Councils have a duty to balance those rights with the wider public interest and act lawfully and proportionately. For this report, the most relevant rights from the 16 covered in the Human Rights Act (1998) are:

- o the right to respect for private and family life
- o the right to peaceful enjoyment of your property (if this were interpreted broadly as enjoyment of one's home)
- o the right to freedom from inhuman and degrading treatment
- o the right not to be discriminated against in respect of these rights and
- o freedoms.

The definition of adult abuse, in guidance issued under statute, is based on the concept of human rights: "Abuse is a violation of an individual's human or civil rights by any other person or persons". (No Secrets, Department of Health, 2000).

## **7.5 TRADE UNION**

There are no direct Trade Union implications arising from this report at present.

## **7.6 WARD IMPLICATIONS**

All ward Councillors have been briefed about the proposed development

## **7.7 AREA COMMITTEE ACTION PLAN IMPLICATIONS (for reports to Area Committees only)**

Not applicable

## **7.8 IMPLICATIONS FOR CHILDREN AND YOUNG PEOPLE**

Not applicable.

## **7.9 ISSUES ARISING FROM PRIVACY IMPACT ASSESMENT**

Not applicable

## **8. NOT FOR PUBLICATION DOCUMENTS**

None.

**9. OPTIONS**

Not applicable.

**10. RECOMMENDATIONS**

Health and Social Care Overview and Scrutiny Committee is asked to consider the report as presented and raise any queries and provide feedback regarding the work outlined.

**11. APPENDICES**

None

**12. BACKGROUND DOCUMENTS**

None