

Extract from the Council Plan Overview Report

Heathlands

4.1 At its meeting of the 14th February the Executive approved plans for the joint commissioning of Elderly Mentally Infirm (EMI) care home beds in Bracknell Forest. Specifically, the Executive agreed to:

- Enter into a funding agreement with NHS and Local Authority partners to finance the development of a Full Business Case in respect of developing a new care home on part of the Heathlands site.
- Subject to entering into agreement seek proposals to redevelop part of the Heathlands site to provide a new care home
- Subject to entering into agreement seek proposals on other specialist housing on the remaining part of the Heathlands site.

The partners – Bracknell Forest Council, Royal Borough of Windsor and Maidenhead, and the CCG – have entered into a Memorandum of Understanding for the development of a 64 bed Nursing Home to be built on the former Heathlands site, to commission through a tendering exercise the construction of the home, to commission through a tendering exercise a provider to operate the home, and separately for Bracknell Forest to construct 14-20 units of specialist accommodation for people with social care needs. A procurement plan for the construction works has now been approved by the Director and Executive Member for Adult Social Care, Health and Housing.

The total projected capital cost of the nursing home is £10m (including contingencies). Of this total, contributions of £3.123m are required from each of the CCG and Royal Borough of Windsor & Maidenhead, representing their contribution to the construction of the home. However at this stage it is unclear whether the CCG's contribution will be paid as a one off, or on an on going basis on the bed price. The CCG have made a bid for a capital grant within the STP from the NHS of £3m for this project, and when the outcome of this bid is known, this will determine how the CCG will make its contribution.

Members are therefore asked to agree to provide up to £7m of capital funding as Bracknell Forest's contribution to the scheme, noting that £3m of this will be met by the CCG in some way so will not fall as a cost to the Council.

After allowing for the cost of capital (both principal repayment and interest costs) the Council will save approximately £200k per year in reduced costs of care. It is also expected that the facility will help keep other care prices in the area in check and thereby realise additional savings, although these cannot be accurately quantified at this time.

The plans for the care home are based on the most efficient size of care home, and as such leaves some of the site available for other developments to address social care needs. A review of the different options for the other part of the site is being undertaken and options will be presented to the Executive for consideration later in the Autumn.