

**Bracknell Forest Council
Record of Decision**

Work Programme Reference	1089277
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1. **TITLE:** Heathlands Redevelopment

2. **SERVICE AREA:** Finance

3. **PURPOSE OF DECISION**

For the Executive to approve the main works contract for the redevelopment of Heathlands care home in line with the procurement plan and to note the partnership arrangements that consider and allocate risk and reward appropriately between the various parties in line with the draft Heads of Terms.

4. **IS KEY DECISION** Yes

5. **DECISION MADE BY:** Executive

6. **DECISION:**

- i. the appointment of Stepnell Ltd. is confirmed to undertake enabling works, which include site set up, demolition, utility investigation and surveys.
- ii. the appointment of Stepnell Ltd is confirmed to undertake the construction of a new facility at Heathlands subject to the scheme achieving planning permission, following a value for money assessment which is set out in confidential Annex A of the Director: Finance's report;
- iii. the use of the ground floor of the new Heathlands facility is endorsed to be used for the first 24 months of operation (subject to 6 monthly reviews) for short-term support for individuals, notably those who are elderly and infirm with some mental health issues including a dementia diagnosis, who would otherwise be placed in an Acute setting (as described in paragraphs 5.23 to 5.27 in the Director: Finance's report);
- iv. the Borough Solicitor be authorised to enter into discussions with Frimley Health Foundation Trust to establish a joint venture in the form of a private limited company to operate the facility and to enter into the relevant contractual documentation to give effect to its governance arrangements, reflecting the Heads of Terms previously agreed by the Executive in September 2019 and the legal advice attached as Annex C Director: Finance's report.

7. **REASON FOR DECISION**

A Business Case was presented to the Executive at its March 2019 meeting, which included the key strategic and financial considerations for the Council in redeveloping Heathlands to address the current shortfall in capacity for Elderly and Mentally Infirm (EMI) nursing and Health intermediate care beds in Bracknell Forest. The Executive supported the Business Case, noting that further updates would be brought forward for decision regarding both the construction and operational arrangements, once further details had been identified and evaluated. This report provides updates on these issues, confirms that the Business Case remains strong and therefore proposes further decisions to ensure the scheme can be

brought forward as soon as possible.

8. ALTERNATIVE OPTIONS CONSIDERED

The Council could decide to sell the Heathlands site and generate a capital receipt. However, there is a covenant on the site restricting its use to adult social care which means it has limited financial value.

Selling the site to a private care home provider could result in a care facility being provided, however the Council would lose the ability to determine the nature of the facility, which client groups it would target and to place specific clients in it (particularly those with most complex care needs). System benefits identified across health and social care would not be fully realised under an alternative proposal. The cost incurred by the Council and its partners to date would be irrecoverable.

9. PRINCIPAL GROUPS CONSULTED: East Berkshire CCG, Frimley Health NHS Foundation Trust for and the Local Planning Authority.

10. DOCUMENT CONSIDERED: Report of the Director: Finance

11. DECLARED CONFLICTS OF INTEREST: None

Date Decision Made	Final Day of Call-in Period
11 February 2020	19 February 2020