

TO: Executive
DATE: 17 OCTOBER 2023

Bridgewell Supported Living
Executive Director: People

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to provide an update to Executive on the progress of the Bridgewell Supported Living project, which was approved for delivery by Executive on 21 June 2022. Key issues relating to capital cost of the building works and the strategic procurement plan for the procurement of the a) landlord service provider and b) the care & support service provider are highlighted in this report.
- 1.2 Planning Permission for the scheme was granted in September 2023. A decision is now required to proceed to the next stage of the project, which includes commencing the construction works and agreeing the strategic procurement plan for the service providers.

2. RECOMMENDATIONS

That the Executive:

- 2.1 Note the progress to date on the design development and agree the timetable in paragraph 5.27.
- 2.2 Recommend to Council to approve the additional cost of works for the new accommodation by £400k, changing the previous budget from £7.15m to £7.55m as detailed in paragraph 5.12.
- 2.3 Note the value improvement items to improve sustainability in paragraphs 5.11.
- 2.4 Approve the revised strategic procurement plan for appointment of the provider of landlord services (Housing Association) and care services (Support Provider) for the provision of Bridgewell Supported Living scheme for adults with learning disabilities as laid out in paragraphs 5.16 to 5.20.

3 REASONS FOR RECOMMENDATIONS

- 3.1 As per the rationale set out in the previous Executive report, the service is needed because without the new accommodation, a large cohort of vulnerable people are either already or will soon be living in accommodation not suited to their needs, or unable to be adapted to be suited to their needs. People have the right to suitable accommodation as well as independence. On completion of the project, residents will have an increase in independence and reduction of social isolation. They will be able to enjoy freedom and independence and are encouraged to be in control of their lives, ensuring that they are supported to manage their daily living skills to the best of their ability.
- 3.2 The added value of Supported Living is that parents / carers are enabled to better juggle their roles in caring and paid work, leading to improved well-being, avoiding a detrimental effect on the family's financial circumstances. Ensuring the right

accommodation with a person-centred care and support package will reduce escalation to costly residential placements.

- 3.3 Design and Build: the design and build contractor (Neilcott Construction) was appointed through competitive restricted tender in January 2023. They have developed the design and obtained planning permission. As the concept design progressed into a detailed technical specification, Neilcott obtained pricing from their supply chain, which exceeds the budget by £400k. Further details are given in paragraphs 5.9 to 5.15.
- 3.4 Provider Model: prior to commencing procurement activity, the Commissioning team has been working with Campbell Tickell (Subject matter expert consultancy) to undertake a detailed options appraisal of each of the commissioning models available for Bridgewell. Following this review, a change to the Strategic Procurement Plan is being requested that was previously approved by Executive in June 2022.

4 ALTERNATIVE OPTIONS CONSIDERED

- 4.1 Design and Build: The proposed design is for four households with 5-bedrooms and en-suites plus shared communal areas. In the concept stage, self-contained flats were considered but found not to be suitable. The groups that we are proposing have at least a moderate learning disability, their mobility is deteriorating, and they are getting older. The current cohorts being considered, are not able to participate to any significant extent in their meal preparation; some of them currently reside together. Some need support or at least monitoring while they eat. Cost reduction by decreasing the number of bedrooms to be built could lower the overall capital cost but it will increase the per square meter cost of the project, which will in turn incur abortive design cost. Changing the scheme dramatically at this stage, will also affect the planning permission.
- 4.2 Commissioning Model for procurement of the Housing provider and Support provider: The previously approved Strategic Procurement Plan (SPP) set out an approach to separately procure the a) housing provider through competitive tender and b) the care & support service provider through either the upcoming Supported Living Framework or via a separate compliant tender process. This would result in two separate unrelated procurement and contractual arrangements with two providers. Following a detailed commissioning review of this approach, it is now accepted that, this is not the most advantageous route to market, to ensure the service offers a seamless, high-quality service to tenants, value for money for the Council and is an attractive opportunity to prospective bidders.

5 SUPPORTING INFORMATION

Background

- 5.1 The Care Act 2014 places a requirement and duty on all Local Authorities to; collaborate and integrate with other public authorities (e.g. housing, health); to ensure that information, advice and independent advocacy is available to all when they need it; to provide people with a choice of diverse and high-quality care providers and ensure no vulnerable person is left without the care they need. We have a duty of care to provide services for adults (18 years and over) who live within the borough who are dependent on others for care and/or support because of their disability.

- 5.2 The Community Team for People with a Learning Disability (CTPLD) is a team of social care and health staff who work together to provide support and advice for those with learning disabilities and their carers.
- 5.3 A review was undertaken, which identified that some of the accommodation being used to house people with a learning disability was unsuitable and did not meet their needs.
- 5.4 At that point in time, the CTPLD service managed a caseload of 420 people (2021/22). 162 of these individuals were tenants of the Council commissioned properties. All were in receipt of individually tailored support packages. Some of the properties were not suitable for the needs of many of the individuals and were not able to be adapted to meet their needs. Consideration was given to locating some of the cohort on the Heathlands site (now operating as Heathlands Care Centre and Frimley Health's intermediate care unit). A site survey revealed there was not enough space for a separate unit. The size of the proposed new Heathlands accommodation, along with the focus of its main client set precluded housing this cohort in the main building; although Heathlands remained an option for those with Learning Disability in the latter stages of dementia. As part of this review, Bridgewell site was identified as a suitable location to build new supported living housing.
- 5.5 Bridgewell project aims and objectives were established:
- Ensure individuals under the care of CTPLD maintain their independence in their local community and remain close to friends and family.
 - Ensuring individuals reside in a suitable quality of accommodation which will suit their ageing needs.
 - Make revenue savings from current support costs.
 - CTPLD are able to monitor the effectiveness of the support being provided.
 - Opportunities to make use of latest assisted technologies.
 - Increase in flexible accommodation in the borough.
- 5.6 A feasibility study was undertaken to develop the concept design and in parallel a comprehensive business case was developed to assess the build cost, operational costs and savings. Soft market testing with providers was undertaken, concept design was further developed with information from survey data and the business case was fully completed. Housing LIN (a specialist consultancy in this sector) were appointed in July 2021 to provide specialist advice (rent model) for developing the business case and provide quality assurance.
- 5.7 Housing LIN's review of the financial assessment to support the business case for the Bridgewell project summarised that the Council's business case was:
- Detailed - there is considerable detail in relation to all the relevant costs.
 - Comprehensive - the financial assessment covers development costs, housing costs and care costs.
 - Robust - assumptions are clear and explicit.
 - Costs that are tentative at this stage are due to be sense tested through 'soft market' testing.
 - The assumed cost savings that are modelled are relatively conservative and are based on what appears to be a thorough understanding of current and anticipated care costs of identified individuals for this new service.
 - The overall approach is financially prudent and avoids 'aspirational' savings targets or expectations.

- 5.8 An update on the key project particulars was provided to Executive in January 2022 and a full approval to proceed was granted by the Executive in June 2022. The approval included:
- to build two-storey building with four distinct households consisting of 5-bedrooms (total 20-beds), sustainability rating of Building Research Establishment Environmental Assessment Method (BREEAM) Excellent.
 - the Strategic Procurement Plan for the building design and works (including early/enabling works).
 - the Strategic Procurement Plan for the a) landlord service provider and b) the care & support service provider

Capital Cost

- 5.9 Following Executive approval of the capital budget of £7.15m the Council completed the procurement activity and appointed a preferred Design & Build contractor (Neilcott Construction) in January 2023 for progressing the project for planning application and detailed design during the pre-construction services stage. Pre-planning application consultation as well as the statutory planning consultation were undertaken. The project was granted planning permission in September 2023.
- 5.10 The project focus on sustainable value and efficiency credential was previously enhanced from BREEAM Very Good to the current target of BREEAM Excellent. The scheme incorporates air source heat pumps, photovoltaic (PV) cells and is gas free. Cavity wall insulation to the external walls is specified as non-combustible material. A roof garden for use by the residents is also a key feature of this scheme. Elevation and floor plans are attached in Appendix 1.
- 5.11 Neilcott worked with their supply chain to develop comprehensive costings for the works contract. The unprecedented market conditions affecting construction activities have adversely affected the contractor's cost proposal for this project. For example, elements of packages containing mechanical & electrical, groundwork, brickwork, etc. have been subject to substantial price increases, thereby exacerbating the increase in price of those packages. Additional requirements arisen from site surveys (e.g. contaminated waste), change in regulatory requirements (e.g. introduction of the new Part L Building Regulations) and planning requirements were taken into consideration. The market tested construction cost return is £400k over budget. The increased amount includes the following value improvements:
- a) addition of triple glazing to windows [3.5% betterment to the energy assessment over the previous double glazed specification which will translate into operational efficiency],
 - b) additional 20% additional photovoltaic cells for extra energy production with limited battery storage i.e. lower utility cost, and
 - c) the first year maintenance of major plant [forward funding the first year's servicing and maintenance during the building defects period i.e. it will reduce the operational cost for one year],
- these all make this scheme more sustainable than when initially approved.
- 5.12 A detailed review of the contractor's cost plan is being undertaken by our cost consultant, Modus. A number of corrections (consisting of errors, duplications, overspecification and additions) were made to the contractor's cost plan, which led to

a reduction in Neilcott's base cost plan. Despite the intense scrutiny and value engineering, an increase to the budget by £400k is necessary. This will enable the Council to enter into a lump sum works contract with the contractor after the ongoing due diligence is completed. The works contract will be awarded under delegated authority as per the approved SPP for the building design and works. The delegated authority stated that the contract award for Phase 2 Main Works (including early/enabling works) – (Royal Institute of British Architects) RIBA Stage 5 onwards will be made by the Executive Director: People in consultation with the Executive Member for Adult Services, Health and Housing.

Unknown Risks

- 5.13 Below ground risk, as with any other development, will remain until the demolition of the existing building and completion of the civil works. Intrusive survey has been carried out. We know there is some asbestos in the building but as currently there are guardians living in the building, survey of sub-structure is not possible. Contamination in the foundation of the existing building is unknown.
- 5.14 Utilities – during the early stage of the design, SSE indicated that a substation will not be necessary. A detailed application for an electrical incoming quotation was made to SSE in March 2023, however, they have failed to quote by their set deadline of 25 August 2023. SSE is being actively pursued for a quote. It is not unusual for SSE to change its scope and stipulate significant requirements e.g. a new substation. At this moment, we can only identify it as a risk but if it were to materialise then substantial cost could apply.
- 5.15 Such unknown costs could be met from the project contingency of £317k. however, this is also needed to cover possible other contractor claims over the works duration.

Strategic Procurement Plan: Service Providers

- 5.16 The Strategic Procurement Plan (SPP), approved by the Executive in June 2022 to secure the landlord and care and support providers set out the following route to market:

Package 1: Landlord Services – a compliant Single Stage Tender Procedure* using the Find a Tender Services (FTS)

Package 2: Care & Support Services –

- a) a compliant Single Stage Tender Procedure* using the Find a Tender Services (FTS) OR
- b) a compliant framework**.

*The Council will run a single stage tender with a Select Questionnaire assessing the capability of bidders to provide a service as part of the Invitation to Tender (ITT).

**The Council is developing a supported living care provision framework. If such a framework is available within the timescale of this project and can provide a route for procuring care and support services, then the Council may opt to use the framework instead of the single stage tender procedure.

- 5.17 However, as the project has matured, and detailed work began on engaging key stakeholders and developing the model and service specifications, a number of challenges were identified which required the project group to reconsider what is the most appropriate commissioning model and route to market to secure the required provision. This has been in consideration of a number of factors including:

- The risk of excluding a number of potential providers from bidding, by limiting our commissioning approach to only one route to market - by procuring the landlord services and care and support services as two, entirely separate contracts. Many housing and care and support providers have a preferred model of delivery that doesn't align with this approach. Therefore, a more flexible route to market is needed to ensure we can attract a range of providers.
- Ensuring the model is financially efficient and offers value for money for the Council
- Ensuring the model is not overly onerous on Council resources in relation to management of the contract and the relationship between providers
- Ensuring the Landlord/Housing Management provider is in a position to be eligible for EHM (Enhanced Housing Management) - the service would need to fall under the criteria of 'specified housing' as outlined in the 2014 housing benefit circular A8/2014 to be eligible for EHM.

5.18 Campbell Tickell are a subject matter expert consultancy; they were appointed in May 2023 to undertake a detailed options appraisal of each of the commissioning models available for Bridgewell. In the initial phase of their consultancy, Campbell Tickell provided an options paper. The options put forward by Campbell Tickell, have been fully considered by the project group and reviewed in consultation with the Executive director people and DMT. Following this review, the proposed route to market was agreed as set out below (please see appendix 2 for full, revised Strategic Procurement Plan):

5.19 To undertake one procurement activity, through a restricted tender process for a single contract, consisting of two lots:

Lot 1: Landlord Services, including housing management (Housing Association)
Lot 2: Care and Support Provision (Support Provider)

To bid for the single contract, Suppliers will have 3 options under which they are permitted to submit a bid:

Option 1 (Single provider bid): One organisation delivers both the housing management and care and support function. The Housing Association has a separate CQC registered Care and Support arm.

Option 2 (Consortium bid): A Housing Association delivers the landlord and housing management functions and has a service level agreement (SLA) in place with a CQC registered care and support provider to deliver the care and support provision. The Housing Association retains overall responsibility for delivery of the whole contract

Option 3 (Consortium bid): A Housing Association delivers the landlord function and sub-contracts, with a CQC registered Care and Support provider, as their managing agent to deliver both the housing management and care and support functions. A formal management agreed will be required between the two organisations to clearly outline each of the organisation's roles and responsibilities.

There are technical differences between options 2 and 3 and it will be dependent upon the bidders on how they may wish to submit their proposals. All three options will be included in the tender documentation, and bidders will not be permitted to bid for a single Lot.

5.20 As such, whilst these options present different ways for the market to engage with this opportunity, the contract model of options 1, 2 and 3 will be the same.

The Council will be commissioning a single contract for both the landlord and the care and support provision. These will be set as Lot 1 – Landlord and Lot 2 – Care. Bidders can then choose to bid for both Lots as a single entity, for both Lots as a main contractor with a subcontractor to deliver a Lot (but the main contractor is still responsible for both), or as a joint venture / consortium, where each member delivers a Lot.

However, this will only be presented as 1 contract, and no bidder will be permitted to bid for a single Lot, i.e. bid for Lot 1 without Lot 2 or vice versa. As far as the Council is concerned it is commissioning only 1 contract. As we have split it into 2 Lots this means the Council can reserve the right to terminate and separately tender either element during the life of the contract.

Business Case Update

- 5.21 The business case (v7) approved by Executive in June 2022 was reviewed in September 2023. Impact on market conditions relating to increase in interest rates and staffing costs were factored into this review (v11).
- 5.22 The operational team has reviewed and updated the pen pictures of the envisaged cohort who will move into their new homes, identified staffing needs, considered assistive technology and the general assumptions of the business case.
- 5.23 The main differences from the previous v7 were that in v11 of the business case, additional requirement for capital is included, cost of borrowing increased by 3.52%, staffing costs and structure review as well as inflation was applied to the rent and service charge. Cost allowance for contract management of the facilities management function is now included. Void percentage has been increased and prudent scaling-up period for the first year is now included. The projected savings are summarised follows:

Table 1.

	V11	V7
5-year saving (£):	-205,930	-974,582
25-year saving (£):	-6,526,534	-6,682,476
Payback period (years):	26.00	26.00

- 5.24 The updated business case shows a decrease in savings by £0.156m (£6.7m to £6.5m) over a 25-year period. Whilst the business case still provides a saving over a period of time, it is important to note that one of the main drivers for this project is to improve the standard of accommodation for the residents, many of them are currently living in unsuitable accommodation. This project will help deliver the Council's commitment of ensuring that people are supported to be independent, resilient, physically and emotionally healthy.
- 5.25 As noted earlier in this report, the early version of the business case was reviewed by Housing Lin. Furthermore, a recent review of the business case was completed by Campbell Tickell as part of their assignment to review the commissioning and procurement strategy. They also agreed with the overall approximated example and the rents and service charges set out in the Councils financial modelling, but recommended that a proportion of the housing management and management overheads is moved into the service charges as 'enhanced housing management'. The enhanced management charge, allocated to the service charges in supported housing schemes, covers the costs of increased resources required to carry out more intensive housing management duties due to the nature and needs of the client

group, this includes the security of the building and management of the communal areas.

- 5.26 Further work has been undertaken to reassure commissioners as to the ongoing viability of the business case beyond supporting the individuals identified as already having suitable needs. Following analysis and discussions with operational teams there is confidence that there will be a continued demand for the services for the foreseeable future. There are a number of reasons for this:
- properties have been designed so that they can potentially accommodate younger groups of adults with learning disabilities in the future. By designing the service are four self-contained properties we will have flexibility to change the delivery of part of the service as needs change.
 - there is an expectation that there will be continued demand from older people with learning disabilities as they become more physically frail, as well as people who require support later in life because their ageing parents can no longer care for them. As of September 2023, there were 45 adults with learning disabilities living with parents aged 60 and over, and 133 adults aged 50+ supported by the Community Learning Disability Team.
 - Bridgewell is designed to be a “home for life” meaning that people will remain living in there for a long period of time. This means that there will be a relatively small number of placements available in any given year. The business case is built on the expectation that voids will be 7.5% meaning that social workers will have time to carefully consider the right person to move into the service.

Timetable

- 5.27 The outline timetable is summarised below.

Table 2.

Nr.	Activities	Timeline
1.	Contractor Appointment	Jan 2023
2.	RIBA Stage 3 Design	Jan-Apr 2023
3.	RIBA Stage 3 estimate	May 2023
4.	Planning application submitted	May 2023
5.	RIBA Stage 4 design and cost	Jun-Sep 2023
6.	Executive Reporting – capital budget and Provider SPP	Oct 2023
7.	Early/Enabling Works	Nov 2023
8.	Main Works	Dec'23/Jan'24
9.	Commence Provider Procurement	Jan 2024
10.	Provider appointment	October 2024
11.	Complete building works	March 2025
12.	Service Commencement	April 2025

Conclusion

- 5.28 The project still has risks and dependencies but also provides an opportunity to provide fit for purpose supported living accommodation to the residents of this borough. In absence of this provision, finding suitable alternatives would be difficult to find or likely to be most costly. The project cost will continue to be reviewed throughout the duration of the project.

6 ADVICE RECEIVED FROM STATUTORY AND OTHER OFFICERS

Borough Solicitor

- 6.1 Change to the Strategic Procurement Plan for the Providers will require revised approval. Legal advice including the drafting of appropriate contracts will be provided throughout the procurement cycle. Specialist legal and procurement advice will be required and external legal costs (c. £25k) has been factored into the project budget.

Executive Director: Resources

- 6.2 The financial implications are included in the body of the report. The capital requirement will have a cost to the Council, however the exact amount will depend upon the financing of the overall project - which the Council will minimise by the effective use of capital resources (capital receipts, CIL/S106 and borrowing) as part of its overall Treasury Management strategy. Should the Council need to borrow to finance the expenditure every £1m of borrowing will have an approximate revenue impact of £80,000 p.a. The capital is expected to be repaid through ongoing revenue savings on an 'invest to save' basis.

Procurement

- 6.3 The revised strategic procurement plan for the provider has been reviewed by the Procurement department to ensure these comply with the Public Contracts Regulations 2015 and the Council's Contract Standing Orders. It is imperative to ensure sufficient market interest and clarity on the evaluation approach to undertake a robust process.

Property

- 6.4 The building contractor quote for servicing and maintenance of plant over the 12-months defects period after Practical Completion is included within the body of this report. This will provide an option for the Council to avail the maintenance from the contractor versus the Housing Association landlord service provider during the first year of the services commencing. The Council's Term contractor's would also be invited to provide cost for the servicing and maintenance (this is subject to the Property team having the capacity and resources to manage this site) once the defect period has expired. This will provide an option for the Council to avail the ongoing maintenance from the term contractor versus the Housing Association landlord service provider.

Equalities Impact Assessment

- 6.5 The new accommodation will be designed and built to comply with current British Standards for accessibility for disabled people. An EIA was previously completed as part of the Strategic Procurement Plan (SPP); this has been further reviewed as part of the revised Strategic Procurement Plan.

Health & Wellbeing Considerations

- 6.6 Health and wellbeing aspects are continually considered in terms of the design. Specifications will be compiled accordingly.

Climate Change Implications

- 6.7 This project recognises the adverse impact from climate change as such the project is targeting BREEAM Excellent sustainability and performance rating, i.e., a score of $\geq 70\%$. Triple glazed windows, PV cells, Air Source Heat Pumps feature in this scheme.
- 6.8 Options for improvement to this project's sustainability credentials are listed within the body of the report.

Strategic Risk Management

- 6.9 There are several dependencies and risks that are being closely monitored and managed but may adversely affect the cost and programme. The strategic risks to the project are as follows:

Strategic Risks

Risk No.	Workstream	Title	Description/Impact	RAG Status	Preventative/ Mitigating Actions
R001	Business Case	Reduced Savings	Financial model indicates reduced saving and/or unreasonable payback period	Red	Establish costs at earliest opportunity and take account of any changes as project progresses. Housing LIN – subject matter expertise reviewed the business case. Campbell Tickell appointed to review provider strategy agreed with the FBC. FBC updated Sep'23 to reflect capital cost, staff cost, voids, etc. Value engineering undertaken. Additional budget to be requested.
R002	Operational	Rent fluctuation	Rent level fluctuation may affect the payback period of the capital cost.	Amber	Rent level is modelled at £400/week, which was market tested with Registered Providers and also reviewed by Housing LIN and Campbell Tickell. The Council is paying this level for supported living in some cases. If the estimated rent is not achieved then the capital payback period would increase. Conversely, in the current market, the rent levels may need to be adjusted to a higher level at the time-of-service commencement in early 2025 to allow for significant inflation.
R006	Business Case	Excess voids	Excess voids may adversely impact the business case	Red	Careful planning; we have reviewed a second cohort. Well-designed void and nomination agreements. Void rates increased in the business case model update; scaling up period included. Consider other local authority demands in the short term.
R008	Design/Build	Increased build costs	Build cost not accurate	Amber	Cost plan tested at RIBA Stage 3; additional budget requirements identified. It is worth noting that the impact from unknowns e.g. below ground and utility providers remains a risk.
R009	Design/Build	Incorrect design	Design not fit for purpose	Amber	Subject Matter Experts informed the design as it progressed. Soft market test of the design was completed at early stage.
R010	Operational	Existing tenancies	Unable to exit from current arrangements in time for opening of the new LD provision	Red	We have factored in a transition period and factor this in the business case. In a previous review the cohort envisaged to move into the new accommodation was not based on long-term contracts; this will be reviewed again and could add costs.
R021	Operational	Contract monitoring	Contract monitoring/Specification – Facilities Management & assurance roles and responsibilities not clear.	Amber	Whilst Facilities Management activities are expected to be part of the Housing Association specification, the quality assurance of the contract is suggested to sit with Corporate Property. Allowance has been made in the business case model.
R022	Procurement	RP Procurement	RP / Care specification, procurement and contract monitoring detail and	Amber	Campbell Tickell has been appointed to provide limited support for developing a specification for procurement activity.

			responsibilities lack expertise / resourcing.		
R023	Procurement	RP Interest	Housing Association may not be interested or compelled to bid for the requirement. This could impact the business case	Amber	Campbell Tickell review provided insights and assessed risks. This enabled a revision to the SPP. Undertake further market engagement. Address potential concerns such as: treatment of voids, needs for the service, rent status, housing benefit, CQC assurance.
R025	Design/Build	Utilities	Utilities cost in general and SSE cost specifically could be over the estimated budget. E.g. if broadband/water companies charge for incoming services for off-site or if SSE requires a new substation.	Amber	Applications for all utility companies have been made; these are actively chased. SSE is one of the main risks but they are taking longer than usual to respond. Its own deadline of 25 Aug 2023 has not been met for giving us a quote. In the early stage of design, SSE quote received on 20 Sep over budget. Requires review.
R027	Operational	CQC	Care Quality Commission's Views on the Service Model	Amber	Ensure the successful care provider is compliant with CCQ guidance 'Right Support, Right Care, Right Culture'. Continue to engage with CQC to ensure their understanding of the ethos of the model and good practice expected of the provider. Build in further opportunities for co-production with people and families.
R028	Design/Build	Credit Check	Contractor could enter into administration	Amber	Whilst it is possible for any large or small contractor/sub-contractor to go into administration, our main contractor has been credit checked and is currently of sound financial standing (multiples of our works contract value).
R029	Design/Build	Vacant Property	Ad Hoc Guardians may not vacate the existing building to meet construction timetable	Amber	Provide adequate notice period as well as prior notification for Ad Hoc to manage a timely exit from the existing building.

7 CONSULTATION

- 7.1 Pre-planning consultation was completed. Further statutory consultation by the Local Planning Authority for the planning application was undertaken. Soft market testing was completed with a range of providers and local authorities.

Background Information
Stage 4 Design and Cost
Campbell Tickell Report

Contacts for further information

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Appendix 1 – Elevations and Design Plans



Indicative Elevation CGI



Site Plan



