

Report to	Cabinet
Date of meeting	24 th November 2020
Lead Member / Officer	Cllr Bobby Feeley / Phil Gilroy
Report author	Emily Jones-Davies
Title	Llys Awelon Phase 2

1. What is the report about?

- 1.1. To request release of the previously agreed £5m capital to contribute to the building of phase 2 Llys Awelon Extra Care Housing, with our partners Grwp Cynefin, as identified in the Council's Corporate Plan.

2. What is the reason for making this report?

- 2.1 A decision is required to release up to £5m to contribute to the building costs in partnership with Grwp Cynefin.
- 2.2 Following SIG on the 26th September, this report will also provide information regarding the lease, savings and climate change.

3. What are the Recommendations?

- 3.1. That Cabinet confirms that it has read, understood and taken account of the Well-being Impact Assessment (Appendix 2) as part of its consideration.
- 3.2. That the committee confirms their agreement to release the previously agreed £5m capital funding.

4. Report details

- 4.1 In 2010 Denbighshire jointly commissioned a 21 Unit Extra Care unit with Grwp Cynefin. The scheme adjoins Awelon Care Home and shares communal facilities.

- 4.2 In 2020 Awelon Care Home closed down, along with Canolfan Awelon, in preparation of the 2nd phase of the scheme, which consists of 35 additional Units (17 x 1 bed, 17 x 2 bed & one guest suite). Planning permission has been sought to include communal facilities and a community resource.
- 4.3 The existing lease for phase 1 of the development will be terminated, and a new long term lease will be issued to Grwp Cynefin for the whole site (both phases).
- 4.4 In order for the pre-investigative works to take place a short term lease is being drawn up by DCC with Grwp Cynefin. This will release DCC from its liabilities for the empty property.
- 4.5 Creating the lowest possible energy profile to deal with climate change is at the heart of the sustainability approach. The project will be taking a 'fabric first' approach with high levels of insulation and natural ventilation and will be aspiring for a BREEAM Excellent rating
- 4.6 To achieve a BREEAM rating the building owner will have to prove to the Assessor (Building Research Establishment) that they have taken a sustainable approach to procurement, will be monitoring the energy and water consumption pre and post construction, have resourced the materials responsibly and mitigated any ecological development
- 4.7 By advocating a robust approach, materials wherever possible will be chosen carefully for their green sustainability credentials, long life and positive appearance. Build-up of elements will seek to achieve the lowest possible U-values as follows:
- Beam and insulating block suspended ground floors = 0.11
 - Triple glazed windows = 0.7
 - Rendered external masonry walls = 0.12
 - Trussed rafter roof with fully Integrated PV = 0.08/0.09
- 4.8 The partnership agreement will clearly state that DCC's contribution will not exceed £5m. Grwp Cynefin will need to review the scale of the project to ensure the costs are within budget if the tender prices exceed original estimates.

5. How does the decision contribute to the Corporate Priorities?

- 5.1 The provision of supported living services for Older People, supports the current corporate priority that vulnerable people are protected and are able to live as independently as possible. It will also support people and communities to build independence and resilience.

6. What will it cost and how will it affect other services?

- 6.1 Following the closure of Awelon Residential Home, part of the cost savings will be used to fund the expanded Domiciliary Staff team, currently employed in Llys Awelon (Phase 1). The Corporate Utility budgets will also benefit from the electricity, gas & water savings (£42k).
- 6.2 In the medium-term, this development has the potential to generate savings in the Community Care budgets, as citizens have the option of moving to this Extra Care Housing provision (with on-site social care provision) instead of being accommodated in a Local Authority-funded residential home (where the standard residential placement cost per week is currently £640.08 for a Denbighshire Care Home placement). A table showing these savings and the cost benefit of the £5m investment, is shown in Appendix 1.
- 6.3 Increased input from Legal and the Valuation and Estates team has required ongoing negotiations with Grwp Cynefin regarding the Partnership Board Agreement and Lease Terms.

7 What are the main conclusions of the Well-being Impact Assessment?

- 7.1 The completed Well-being Impact Assessment is attached as appendix 2 to this report.
- 7.2 Overall the impact on the 7 wellbeing goals sees 6 positives with 1 neutral outcome. Elements of the resilient and cohesive communities' goals will need to be monitored to ensure we maximise positive impact for the future environment - both natural and built and to ensure community participation/engagement is maintained.

8 What consultations have been carried out with Scrutiny and others?

- 8.1 Ruthin MAG and the task and finish group have both been kept regularly updated.
- 8.2 Consultation and communication with all stakeholders took place regarding the closure of existing services. This included local Councillors, Canolfan Awelon committee, residents, families, staff and the wider community.

9 Chief Finance Officer Statement

- 9.1 Funding for the proposal formed part of the Corporate Plan before the last one and is therefore secure and will not impact on the affordability of other schemes. The proposal itself was discussed at Asset Management Group last year and it was agreed that the Council grant a lease to Grwp Cyneffin conditional upon the development of an agreed Extra Care Housing Scheme on the site which would require a financial contribution by the Council. The proposal has also been taken to the Strategic Investment Group which recommended approval. The proposal is supported in principle as it will help reduce future pressures in this area.

10 What risks are there and is there anything we can do to reduce them?

- 11.1 Covid-19 has delayed this project substantially. There is now a clear communication plan which is regularly reviewed and updated.
- 11.2 The closure of Awelon and Canolfan has faced some political pressures. If this second phase should be unsuccessful then there will be reputational damage to DCC. The corporate communications team have agreed a communication plan.

11 Power to make the decision

- 11.1 Community Living Schemes are supported by the County under the Social Services and Well-being (Wales), Act 2014.
- 11.2 Denbighshire County Council's Financial Regulations and Contract Procedure Rules.