

## **Report of the Director of Environment & Neighbourhoods**

### **Executive Board**

**Date: 25<sup>th</sup> August 2010**

**Subject: Round 6 PFI Outline Business Case: Lifetime Neighbourhoods for Leeds – Consultation Report**

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### **Executive Summary**

On 12<sup>th</sup> February 2010, the Executive Board approved consultation about 10 sites across the City identified for possible inclusion in the project. The formal public consultation took place between March-June 2010, providing tenants, residents and leaseholders directly affected by the project proposals, and those living within the general locality, the chance to make comments. This report details the outcome of the consultation. The information has been used to inform the Outline Business Case (OBC), in particular the recommended selection of sites. The feedback from the consultation has also led to an agreement being reached with the HCA that the City Council will progress some of the sites to OPP in advance of OBC decision, whilst others which are currently held in reserve pending separate decisions, will be progressed prior to OJEU. The findings in the report will also assist Executive Board to reach a final decision on the three sites where the proposals remain outstanding, following the formal consultation.

### **Purpose of Report**

The findings in this report provides an update on the outcome of the formal public consultation carried out between March-June 2010 about sites for inclusion in the project, and will assist Executive Board to reach a final decision on the three sites where the proposals remain outstanding.

### **Background**

Following approval by the Executive Board on 12<sup>th</sup> February 2010, a formal consultation process took place providing residents directly affected by the proposals for the Lifetime Neighbourhoods for Leeds project and those living within the general locality, the chance to provide comments.

The process was conducted in line with the project's Stakeholder Management Strategy which was included at Appendix 3 in the February Executive Board and, in line with s.105 of the Housing Act 1985. Statutory consultation requirements were followed in respect of the two ASC residential care homes.

Each of the 10 sites proposed for inclusion in the project at the time, was the subject of its own mini consultation exercise, incorporating visits/meetings, information leaflets and letters posted to residents directly affected by the proposals. In addition, a series of public drop in events were held at local community bases including exhibition materials relating to specific site proposals.

In respect of the two sites identified as suitable to re-provide current Council residential care facilities with extra care housing, a statutory 12 week consultation was undertaken about the options for change and to help determine the future of these two sites. This was led by Adult Social Care and involved the residents, their families, carers and staff. The formal consultation process was aligned with the City Council's wider residential care review.

### **Proposals confirmed**

In relation to seven of the ten sites proposed, there were no major issues raised and the proposals were well received. The proposals for each site were also supported by local Ward Members. Below is a summary of the key points raised during consultation on these seven sites:

#### Mistress Lane, Armley (cleared site):

- all attendees praised the project proposals;
- the importance of older couples having access to a spare bedroom was raised in particular where one person is unable to sleep in the same room as their partner;
- all comments were very positive and several residents asked if they could reserve a property; and
- to date no significant objections or issues have been raised.

#### Beckhill Garth and Approach, Meanwood (cleared site):

- all attendees praised the project proposals;
- all attendees agreed that there was a need for older people's housing in the area and were in favour of the designs;
- requests were made for the new homes to be allocated to older people only and not to young single people or families;
- all comments received were very positive and several residents asked if they could reserve a property; and
- to date no significant objections or issues have been raised.

#### South Parkway, Seacroft (cleared site):

- no attendees at the planned events;
- no formal comments have been received to date; and
- to date no significant objections or issues have been raised.

#### Former Primrose High School site, Burmantofts (cleared site):

- all attendees praised the project proposals;
- comments were formally received from one local resident enquiring as to whether or not the site could be used as a car park rather than for new housing development; and
- to date no significant objections or issues have been raised.

#### Acre Mount, Middleton

Comments from residents and homeowners directly affected:

- the homeowner attended the consultation drop-in and indicated he had plans for the adjoining part of the site in his ownership;

Comments from the wider community:

- feedback received on the proposals was positive;
- many residents stated that they were happy with the idea of older people living in the area, and that these plans were more favourable than previous proposals for family housing; and
- to date no significant objections or issues have been highlighted.

#### Farrar Lane, Holt Park

Comments from residents directly affected:

- questions were raised about any links with the local super store, ASDA;
- residents enquired about the communal meeting facilities that would be provided in the new development;
- residents expressed a desire to see local labour used on any contract work and queried the need for the City Council to advertise contracts under EU regulations;

Comments from the wider community:

- the majority of comments received were positive with residents praising the choice of site and the overall proposals for extra care housing;
- local residents acknowledged the need for improved housing provision for older people in the area;
- questions were raised relating to the re-housing of existing residents from the Farrar Lane sheltered scheme;
- some concern was raised about any potential adverse impact the new development would have on the level of traffic and on accessibility, primarily on Farrar Lane;
- there was some confusion over the number of proposed units at Farrar Lane as several residents initially thought that 700 new homes were proposed for this site alone;
- local residents stated that Farrar Lane is used as a 'racetrack' and requested for traffic calming to be considered as part of the proposals;
- a number of local residents wanted allotments to be included as part of the green space provision. There are currently no allotments in the Leeds 16 postcode area; and
- to date no significant objections or issues have been raised.

Note: Initial discussions have been undertaken with residents living at Farrar Lane to start determining potential re-housing options in conjunction with the estimated clearance and build programme. Reassurances have been given by the ALMO that wherever possible re-housing will be within the Holt Park area.

#### Haworth Court, Yeadon

Comments from residents directly affected by the proposals:

- request by the residents to be kept informed of project progress;
- no objections were raised about the proposals to build the new extra care units to three storeys;
- the majority of existing residents welcomed everyone having their own bathrooms;

- residents were keen for the proposed facility to have a communal lounge and additional room(s) to pursue hobbies and other recreational activities;
- residents acknowledged that Haworth Court was in need of significant repairs;
- residents expressed difficulty in crossing the road at Silver lane, adjacent to the site;
- residents also expressed a desire for communal gardens with seating;
- questions were raised about security of the new development;
- a number of residents expressed an interest in a tour around an existing extra care complex;

Comments from the wider community:

- a representative from the West and North West Leeds Disability Equality Network attended the session and supported the project proposals;
- the Network's representative also expressed an interest in being involved in the detailed design stages (was previously involved in the Wellbeing Centre projects in West Leeds);
- all attendees provided positive comments about the proposals;
- queries were raised about whether or not it was feasible due to the size of the site, to part demolish, build, move residents over, then demolish the remainder of the site in order to minimise the numbers of residents having to contemplate two moves.

Note: initial discussions have been undertaken with residents living at Haworth Court to start determining potential re-housing options in conjunction with the estimated clearance and build programme. Reassurances have been given by the ALMO that wherever possible re-housing will be within the Yeadon area.

### **Proposals for consideration following consultation**

In respect of the remaining three sites, Moorhaven Court, a sheltered housing scheme in Moor Allerton and the two residential care sites, Fairview in Seacroft and Richmond House at Farsley, concerns were raised primarily relating to the re-housing of older people and the potential impact on individual residents and their families. In relation to the residential care sites, assurances about continuous quality of care and support was also highlighted. A summary of the key issues relating to each site has been provided below:

#### Moorhaven Court, Moor Allerton

Comments from residents directly affected by the proposals:

- residents directly affected by the proposals expressed concerns over their eligibility for one of the new two bed or one bed flexi Lifetime Homes;
- a Freedom of Information (FOI) request was received in April 2010 by the Moorhaven Court Residents Association about the decision to include this site;
- two petitions have been received in opposition to the proposals from the Moorhaven Court Residents Association; and
- residents asked if the cleared adjacent land could be considered as an alternative site.

Comments from the wider community:

- there were no objections raised at the wider stakeholder drop-in session. The need to increase the number of affordable homes for older people in the area was appreciated and welcomed.

Fairview Residential Care Home, Seacroft

Comments from relatives of residents (with dementia), directly affected by the proposals:

- relatives felt that a decision about the future of Fairview had already been made;
- relatives felt that the high level of care and support at Fairview could not be matched elsewhere;
- concerns were also raised about the potential level of disruption to older residents, especially those who are frail;
- relatives also wanted firm assurances that dementia care would be re-provided; and
- relatives have said that a petition against the closure of Fairview will be submitted;

Comments from staff (directly affected by the proposals):

- staff were concerned for the residents wellbeing and the future provision of dementia care;

Comments from the wider community:

- the need for affordable housing for older people was acknowledged at the wider consultation drop-in session. However, concerns were raised over the future of residents with dementia.

Richmond House Residential Care Home (and 6 sheltered housing units 42-47 Dawson's Corner, Farsley):

Comments from residents (directly affected by the proposals):

- residents at Dawson's Corner (including the six households directly affected) supported the proposals but were opposed to the demolition of the six properties;
- concerns were raised about the welfare of the six households directly affected;

Comments from staff directly affected by the proposals:

- staff at Richmond House were concerned about the loss of respite provision in the locality;

Comments from the wider community:

- the wider consultation drop-in session was well attended. Local residents praised the city wide proposals. However, opposition was received to the closure of Richmond House and the loss of respite care in Farsley;
- in April 2010, Adult Social Care received a petition against the closure of Richmond House signed by over 1,000 local people.

Note: There are no permanent residents at Richmond House Residential Care Home. All bed spaces currently provide respite care only.

The formal consultation concluded on 4 June 2010. All residents affected by the proposals have been contacted, in writing, to advise about the next steps.

### Next Steps

The feedback from the formal public consultation will be used to inform the Outline Business Case, including the outline planning process and final project scope.

In line with the Stakeholder Management Strategy and following approval of the OBC, the City Council will commence procurement of the PFI contract. Key stakeholders including tenants, residents and leaseholders, the wider community including Elected Members will have a range of opportunities to be involved throughout the procurement process. The following table 1 outlines the proposals for future stakeholder involvement;

Table 1: Stakeholder Involvement

Involvement stages during the procurement process	What/How	Who
Outline Planning applications (3 phases – consultation to take place according to phases)	<b>Outline Planning</b> Statutory consultation meetings and briefings through forums and drop-in-sessions to inform planning process.	Ward Members, Area Committees, forums, tenants, residents and leaseholders.
Detailed Solutions	<b>Introduction Event</b> Bidders present their consortiums and some examples of previous work/outline solution ideas to the community as part of planned community open days.	Wider communities.
Detailed Solutions	<b>Outlining Proposals Event</b> Bidders present ideas that they will be submitting for detailed solutions as part of planned community open days.	Wider communities, and area forums etc.
Detailed Solutions	<b>Stakeholder Evaluation Panel</b> Community reps and Ward Members recruited to stakeholder evaluation panel to feed into main evaluations (confidentiality agreement required). Training for panels will be provided.  Formulation of Community Advisory Group(s) across key locations.	Community reps and Ward Members.
Parallel Dialogue	<b>Outlining Proposals Event</b> Bidders present ideas that they will be submitting for final tenders.	Wider community and area forums etc.
Parallel Dialogue	<b>Stakeholder Evaluation Panel</b> The stakeholder evaluation panel is used for evaluating final tenders (confidentiality agreement required)	Stakeholder Evaluation Panel.

Involvement stages during the procurement process	What/How	Who
	which is then fed back into the main evaluation process.	
Full Planning	<p><b>Detailed Solutions</b>            Consultation on the detailed Planning Applications being submitted to Plans Panels for approval.</p> <p>Consultation is carried out with the Preferred Bidder, supported by the City Council's Planning Services.</p>	Wider communities and area forums etc.

### Legal and Resource Implications

The City Council has complied with its duty to consult with any tenants and residents (leaseholders) affected by the project proposals, as set out in s.105 of the Housing Act 1985.

The Equality Impact Assessment process carried out on the Stakeholder Management Strategy takes into account the local authority's statutory duties under relevant legislation including the Disability Discrimination Act 1995, the Equality Act 2006 and the Race Relations (Amendment) Act 2000.

### Conclusions

The formal public consultation took place between March-June 2010, providing tenants, residents and leaseholders directly affected by the project proposals and those living within the general locality, the chance to provide comments

In relation to seven of the ten proposed sites, there were no major issues raised and the proposals were well received.

In relation to the remaining three proposed sites, a sheltered housing scheme and the two residential care homes, some concern was raised primarily relating to the re-housing of older people and the potential impact on individual residents and their families. Concerns about continuity of care and support was also raised.

Member consideration of the outcome of the consultation is sought in the main body of the report.