

## Chairman's Announcements - 28 June 2011

### Older People's Accommodation Strategy

#### Overview

The Council has produced a 10 year development strategy, modelled across two timeline options, which will modernise the way that older people's accommodation is provided, develop and adopt an integrated accommodation system, ensure the best use of increasingly scarce resources and respond to local needs in local communities.

The capital cost of the proposed development programme, including extra care, nursing and specialist dementia care provision, is approximately £220m based on current prices. Under these proposals the Council does not anticipate funding developments directly and will be working to maximise investment from the private and voluntary sectors. An innovative joint procurement exercise with Devon County Council is also being progressed in an attempt to reduce future Social Housing Grant requirements for extra care developments by accessing potential cross-subsidisation of schemes through the inclusion of Council owned land.

The proposed development strategy and service remodelling would enable the Council to realise a cost avoidance of approximately £600m over the next 25 years when compared to the "do nothing" option. This will assist the Council to offset the challenges of the forecast demographic change of older people and is achieved through a diversion of people from residential care to community support or specialist nursing or dementia care, which achieves an average saving per person of £44 per week.

#### Development Strategy

The facilities to be provided in each of the community areas as a result of this development strategy are contained in the table below:

Community Area	Description of Facilities
Amesbury	40 unit extra care scheme to meet nursing needs
Bradford on Avon	80 bed nursing home
	18 unit extra care scheme
Calne	60 unit extra care scheme
Chippenham	64 bed care home for people with dementia

	60 unit extra care scheme
Corsham	80 bed nursing home
	40 unit extra care scheme
Devizes	80 bed nursing home for people with dementia
	45 unit extra care scheme
Malmesbury	50 unit extra care scheme
Marlborough	16 bed nursing extension for people with dementia
	45 unit extra care scheme
Melksham Melksham (cont)	45 unit extra care scheme
	60 bed nursing home (Semington)
	12 unit extra care scheme (Semington)
Mere	45 unit extra care scheme to meet nursing needs
Old Sarum	80 bed nursing home
	64 bed care home for people with dementia
Salisbury	50 unit extra care scheme
	80 bed nursing home
Tidworth	40 unit extra care scheme to meet nursing needs
Tisbury	Virtual extra care scheme
Trowbridge	66 bed care home for people with dementia
	40 unit extra care scheme
Warminster	80 bed nursing home
Westbury	40 unit extra care scheme
Wootton Bassett & Cricklade	64 bed care home for people with dementia
	63 bed nursing home
	45 unit extra care scheme
	40 unit extra care scheme (Cricklade)

The delivery of these new developments would enable the existing not fit-for-purpose or outdated facilities to be replaced, whereby the current residents would be relocated to the new schemes and the existing homes closed.

The development strategy will be delivered through a variety of partnerships, contractual arrangements and funding opportunities. These include:

- A long-term partnering agreement with The Orders of St John Care Trust, who currently operate the Council's care homes for older people, which recognises the need for developments and / or significant refurbishments due to the ageing nature of the existing facilities.
- The Department of Health Private Finance Initiative through which the Council has been provisionally allocated £49.687m to deliver specialist dementia care and nursing facilities in the south and north of the county.
- An innovative Preferred Developer Partner Framework agreement which is being jointly procured with Devon County Council to facilitate the development of extra care housing with little or no requirement for public subsidy i.e. Social Housing Grant, due to the potential cross subsidisation of facilities through the inclusion of Council owned land.
- A review of the sheltered housing stock to assess the quality of accommodation and its ability to meet current and future needs. Facilities may be recommended for refurbishment to provide community extra care housing or to meet other Council priorities i.e. the provision of affordable general needs accommodation.
- Utilising private sector and Registered Social Landlord (RSL) initiatives which may reduce the requirement for Council led developments in particular community areas.

The Older People Accommodation Development Strategy was approved by the Council's Cabinet on 25th January 2011 and the full document is available on the Council's website.

## **Wiltshire Core Strategy Consultation Document**

### **Background**

The council has published the '**Wiltshire Core Strategy – Consultation Document**' (along with accompanying evidence reports) for an informal consultation.

The emerging Wiltshire Core Strategy builds upon previous consultation exercises and introduces the council's detailed policies and proposals that will help guide investment and development proposals across Wiltshire for the period up to 2026.

This informal round of consultation seeks to gather the views of local communities, stakeholders and statutory consultees on the scope and content of the draft Core Strategy document.

The consultation will **end at 5.00pm on Monday 8 August 2011.**

## Accessing the Document and How to Respond

The emerging Wiltshire Core Strategy Consultation document and accompanying draft evidence reports can be viewed and commented on via the council's dedicated consultation web site <http://consult.wiltshire.gov.uk/portal>.

A specific representation form can also be downloaded from the council's website and emailed to the spatial planning team ([spatialplanningpolicy@wiltshire.gov.uk](mailto:spatialplanningpolicy@wiltshire.gov.uk)).

Alternatively, copies of the consultation documents can be viewed at the main offices of Wiltshire Council at:

County Hall, Trowbridge, BA14 8JN  
Browfort Offices, Devizes, SN10 2AT  
Bradley Road Offices, Trowbridge, BA14 0RD  
Salisbury Offices, 27 – 29 Milford Street, SP1 2AP  
Monkton Park Offices, Chippenham, SN15 1ER

In addition, the main consultation document can also be viewed at libraries across Wiltshire.

## Public Exhibitions

A series of public exhibitions have been arranged across Wiltshire Community Areas. The exhibitions, staffed by council officers, will be open between 2pm and 8pm. The dates for all these events have been posted on the council's website ([www.wiltshire.gov.uk/ldfconsult](http://www.wiltshire.gov.uk/ldfconsult)).

The date and venue for our Community Area is Friday 15 July 2011 at Calne Town Hall.

In addition to publicising the **Wiltshire Core Strategy Consultation Document**, the open days will also provide opportunity for people to come along and discuss the proposals set out within the **Proposed Submission Draft Wiltshire and Swindon Waste Site Allocations** document. The Waste Site Allocations document is also out for consultation - **ending 5.00pm on Monday 8 August**. Further details can be found at: <http://consult.wiltshire.gov.uk/portal>. Copies of the document are also available at Wiltshire Council's and Swindon Borough Council's main offices; and local libraries.

## Getting in Touch and Responding to Queries

Should queries arise in relation to the consultations on the Wiltshire Core Strategy Consultation Document, or the Proposed Submission Draft Wiltshire and Swindon Waste Site Allocations DPD, a dedicated phone line has been set up for use - please ring: 01225 713223.

Alternatively, people can email queries to: [spatialplanningpolicy@wiltshire.gov.uk](mailto:spatialplanningpolicy@wiltshire.gov.uk)  
(for all Wiltshire Core Strategy enquiries); and  
[mineralsandwastepolicy@wiltshire.gov.uk](mailto:mineralsandwastepolicy@wiltshire.gov.uk) (for all Waste Site Allocations enquiries).