

**NORTH LINCOLNSHIRE COUNCIL**

**ADULTS  
AND  
ASSETS, CULTURE AND HOUSING  
CABINET MEMBERS**

**DEVELOPING THE LILACS SITE FOR SPECIALIST DEMENTIA  
ACCOMMODATION**

**1. OBJECT AND KEY POINTS IN THIS REPORT**

- 1.1 This reports sets out a proposal to develop the council's Warwick Road site to meet the needs and requirements for specialist dementia accommodation.
- 1.2 To seek approval to declare the former Lilacs Care Facility located on Warwick Road, Scunthorpe as surplus to requirements and available for development.

**2. BACKGROUND INFORMATION**

- 2.1 The Lilacs was a purpose built residential care home facility owned and managed by the council. (See Appendix A). The Lilacs site is now vacant and decommissioned as a regulated care facility.
- 2.2 The Joint Strategic Assessment identifies around 2,260 residents of North Lincolnshire as living with dementia. It is further estimated that 608 people develop the condition locally each year. Assuming prevalence rates remain constant, the number of people living with dementia in North Lincolnshire could increase between now and 2020. Information from Adult Services suggests that the main reason for admission to residential and nursing care is due to dementia related need.
- 2.3 Utilising the full range key intelligence held within the North Lincolnshire Strategic Assessment, the Council and NHS North Lincolnshire developed a joint commissioning strategy 'Living Well with Dementia' 2012-2016. In line with national strategy, our local strategy prioritises the development of housing options. This includes the use of telecare to prolong independent living and delay the reliance on more intensive services.
- 2.4 There is an opportunity to develop a scheme using latest developments in design for dementia, incorporating telecare and assistive technology, as set out through the Housing LiN and HAPPI report. Each property will have its own front door and will be affordable to rent. Care and

support services will be needs led through personal budgets. An allocations framework will ensure fair and equitable access based on need.

### **3. OPTIONS FOR CONSIDERATION**

- 3.1 To support the proposals to make the Lilacs surplus to its current use and develop a scheme of specialist housing to meet the needs of local people with dementia, early onset and memory type conditions.
- 3.2 To approve the outline site plans and building design for consultation with the community and partners.

### **4. ANALYSIS OF OPTIONS**

- 4.1 The recommendation is in line with the national and local strategies for dementia. It offers the potential to secure significant capital investment in the provision of quality affordable housing for people with dementia by working with North Lincolnshire Homes who are registered development partners of the Homes and Communities Agency. Only registered partners can access this funding.
- 4.2 The aim is that bespoke dementia facilities would enable people to access local quality provision when and where they need it. The scheme would establish a model of proactive integrated care that enables people to maintain their independence in a safe and supported environment in line with local priorities.
- 4.3 The development of the scheme would require a council steering group, led by the Strategic Housing Team with members representing stakeholders from health and social care and North Lincolnshire Homes. The work of the steering group would include driving forward the project and initiating more detailed work on the design and plans, care model and allocations process; consultations with the community; development of an affordable rent model and work with North Lincolnshire Home to secure funding through the Homes and Communities Agency and any other options for funding.
- 4.4 An initial vision for the site is attached at Appendix B. Community consultation on our plans for the site is planned for early November 2015.

### **5. RESOURCE IMPLICATIONS (FINANCIAL, STAFFING, PROPERTY,IT)**

#### **5.1 Financial**

North Lincolnshire Home would bid for project funding to the Homes and Community Agency (HCA). It is likely that capital funding would be from the HCA grant funding and other existing funding streams.

Support for individuals is expected to be funded through personal health and social care budgets; personal health budgets enable people to have choice and control and their own front door. Further detailed

modelling of the financial implications of the development of a Dementia Housing Project would be required in order to shape the local model and ensure that optimum outcomes and cost benefits are achieved.

Site preparation costs would be sought through the unlocking housing local growth fund. An application has already been submitted to this fund.

5.2 Staffing

Not applicable.

5.3 Property

The recommendation makes alternative use of a surplus council property for community benefit and contributes to our health and wellbeing priorities.

5.4 IT

Not applicable.

**6. OUTCOMES OF INTEGRATED IMPACT ASSESSMENT (IF APPLICABLE)**

6.1 An IIA has been completed and no issues of concern have been identified.

**7. OUTCOMES OF CONSULTATION**

7.1 The implementation plan will involve further consultation with residents of the surrounding area.

7.2 The council has undertaken consultation with the CCG and North Lincolnshire Homes in respect of the development of dementia friendly accommodation.

**8. RECOMMENDATIONS**

8.1 That the Cabinet Members welcome the development of a specialist accommodation scheme for people with dementia and memory type conditions.

8.2 That the Cabinet Members agree to declare the Lilacs accommodation as surplus to the requirements of the People Directorate.

8.3 That the Cabinet Members approve the visionary design for the Lilacs site.

8.4 That the outcomes of the consultation with community and partners are reported to the Assets, Culture and Housing Cabinet Member at a later date.

DIRECTOR OF PEOPLE  
DIRECTOR OF PLACES

Civic Centre  
Ashby Road  
SCUNTHORPE  
North Lincolnshire  
DN16 1AB

Author: Lesley Potts  
Date: 11 October 2015

**Background Papers used in the preparation of this report:**

- Report to ICP.

## **Appendix A**

**Site Layout**

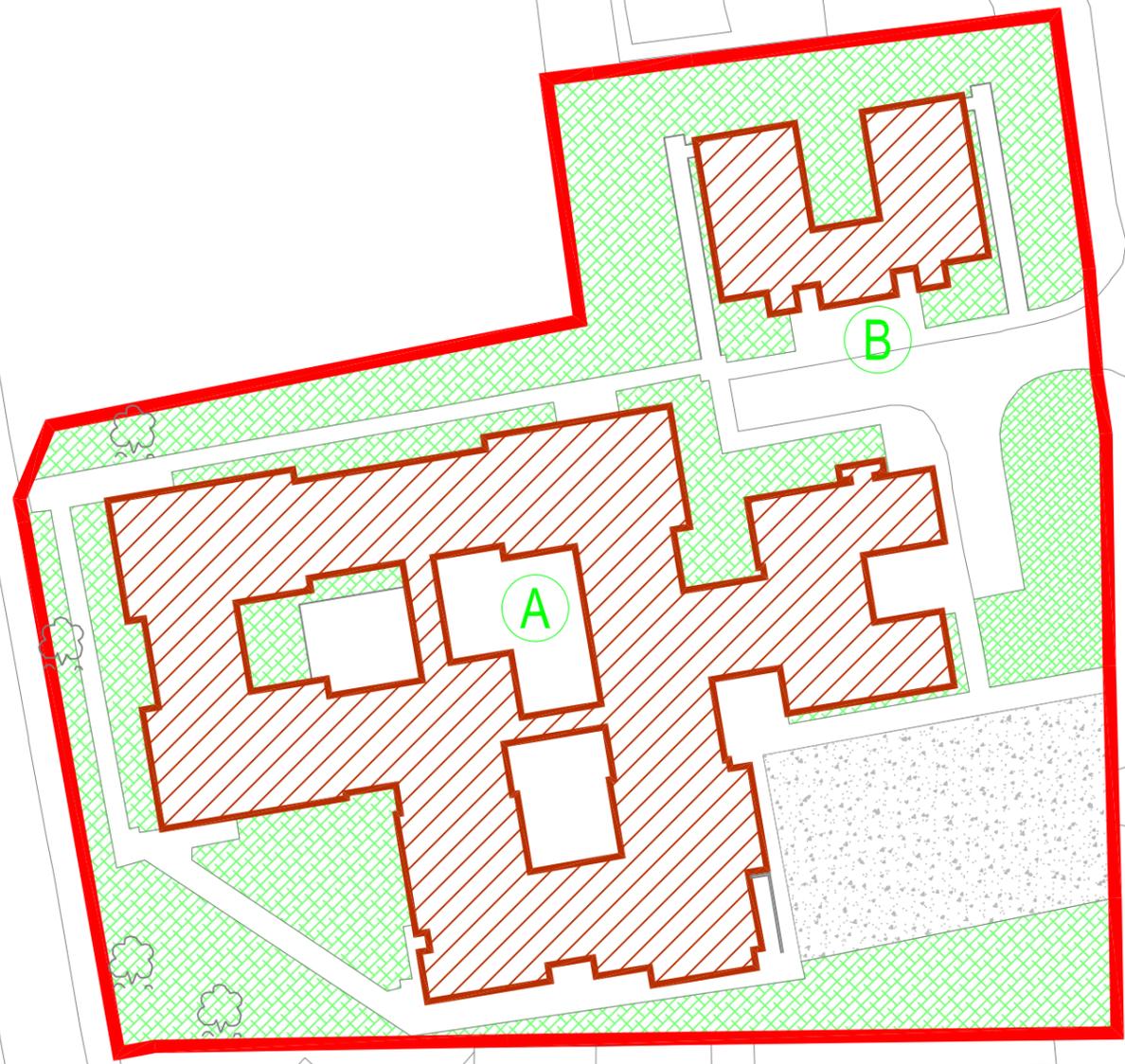
**Appendix B**

**Vision for site**

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SCUNTHORPE



**Site Areas**

PREMISE AREA	4854m <sup>2</sup>
GROSS EXT. BUILDING AREA	1612m <sup>2</sup>
ANCILLARY AREAS	2855m <sup>2</sup>

	CAR PARKING AREAS	387m <sup>2</sup>
	GRASS AREA	1828m <sup>2</sup>

**Block Description**

A	THE LILACS	I	-
B	THE LILACS BUNGALOWS	J	-
C	-	K	-
D	-	L	-
E	-	M	-
F	-	N	-
G	-	O	-
H	-	-	-

Rev.				
B	Verification of Building & Site	16/03/09	AP	
A	UPDATED FOR TF	15/11/05	AM	
		Date	By	



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Project  
**THE LILACS  
 SCUNTHORPE**

Drawing Title  
**SITE PLAN**

Project No.	Drawing No.	Rev.
-	Issue:	<b>PL(0)02 B</b>

Drawn	Checked	Scale @ A3	Date
AM	LE	1:500	17/10/05

Contact e-mail: andrew.pay@northlincs.gov.uk Tel:01724 296706

9 0 2 8 0 9 9 5

KENILWORTH ROAD

WARWICK ROAD

08

33

156

41

14  
13

129

133

145



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Project:  
 Dementia Care Facility  
 Warwick rd Scunthorpe

Drawing Title:  
 Proposed Site Layout

Project No:	Issue Stage:	Drawing No:	Rev:
XXXX	Feasibility	FS0109	
Drawn: ah	Checked: XXX	Scale: 1:200	Sheet Size: A1
Date: 28/09/15	Contact: email: alan.hodding@northlincs.gov.uk	Tel: 01724 296769	

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**GROUND FLOOR PLAN**  
 DEMENTIA CARE FACILITY  
 INCLUDING:  
 10nr 54m<sup>2</sup> FLATS  
 GF COMMUNAL FACILITIES  
 GEN CIRCULATION & GARDEN  
 540m<sup>2</sup>



**FIRST FLOOR PLAN**  
 DEMENTIA CARE FACILITY  
 INCLUDING:  
 11nr 54m<sup>2</sup> FLATS  
 FF COMMUNAL FACILITIES  
 GEN CIRCULATION  
 594m<sup>2</sup>



Project: Dementia Care Facility  
 Warwick rd Scunthorpe

Drawing Title: Proposed Layouts

Project No:	Issue Stage:	Drawing No:	Rev:
XXXX	Feasibility	FS010	
Drawn: ah	Checked: XXX	Scale: 1:200	Sheet Size: A1
Date: 28/09/15	Contact: email: alan.hodding@northlincs.gov.uk	Tel: 01724 296269	

