

Supported Independent Living – Design and Construction

Purpose of report: To inform the Select Committee of the Supported Independent Living Cabinet Report scheduled for Tuesday 26 April 2022.

Introduction:

1. The “Supported Independent Living Programme – Batch 1 Development” report will be presented to Cabinet on 26 April 2022, seeking Cabinet approval for £24 million of capital funding to develop three sites for Supported Independent Living (SIL) accommodation.
2. The three sites, collectively referred to as “Batch 1”, are: the former Manor School in Byfleet; the former Horley Library, Horley and Coveham Hostel in Cobham. The Cabinet report proposes developing a total of 44 SIL units across the three Batch 1 sites, providing accommodation for local residents with a learning difficulty and/or autism.
3. Financial information relating to the Batch 1 sites is commercially confidential at this time and is set out in the Part 2 report.

Background

Cabinet report July 2019

4. Cabinet approved the Council’s Accommodation with Care and Support (AwCS) strategy and five-year ambition to reduce the number of people with a learning disability and/or autism living in residential care by 40-50 per cent and significantly increase the SIL provision in Surrey.

Cabinet report November 2020

5. Cabinet approved the Council’s ambition to deliver at least 500 new, diverse SIL accommodation units (i.e. a mix of self-contained apartments, shared

housing, and Shared Living) and to develop at least 110 of the units on Council-owned sites. A need to overhaul the Short Breaks offer was also referenced in this report as part of the overall delivery strategy.

Cabinet report June 2021

6. Cabinet approved £1.9 million of Mid-Term Financial Strategy (MTFS) capital funding to undertake feasibility assessments (site due diligence, legal reports, ecological and survey reports) at four in-principle SIL sites: the former Manor School, Byfleet; the former Horley Library, Horley; Coveham Hostel, Cobham; and The Squirrels in Banstead for SIL and Short Breaks provision.
7. The report also sets out the Adult Social Care (ASC) Service vision to provide fully accessible residential accommodation for working age adults, creating fit for purpose homes for local residents with a learning disability and/or autism which meet their long-term accommodation requirements and support needs.
8. Following Cabinet approval for feasibility funding, The Squirrels in Banstead was found to be not suitable for both SIL and Short Breaks accommodation due to Care Quality Commission (CQC) guidelines for such developments. The CQC requires such developments to be small scale, domestic in nature and not have the look and feel of a campus. As a result, the ASC Service recommended that The Squirrels should be used for Short Breaks to fulfil the requirement for this type of provision, and not be included in the Batch 1 sites. The feasibility funding allocated to The Squirrels is ring-fenced for future investigations/ surveys of this site.

Overview: Supported Independent Living Programme – Batch 1 development

9. The report being submitted to Cabinet in April 2022 recommends that Cabinet approves £24 million of capital funding for the design and construction of Supported Independent Living accommodation at the Batch 1 sites. The schemes will provide 44 of the 110 SIL accommodation units, on Surrey County Council (SCC) owned sites, as set out in the November 2020 Cabinet report.
10. Table 1 details the Batch 1 site locations and optimum number of SIL units for each site.

Table 1: Batch 1 site locations and SIL units

Batch 1 Schemes – location	District & Borough	Site available	Optimum no. of SIL units		
			Shared	Individual	Total
Former Manor School, Magdalen Crescent, Byfleet KT14 7SR	Woking	2018	10	6	16
Former Horley Library, 102 Victoria Road, Horley RH6 7QH	Reigate & Banstead	2022	10	6	16
Coveham Hostel, Anyards Road, Cobham KT11 2LJ	Elmbridge	2022	0	12	12
		TOTAL	20	24	44

Design Specification

11. The Supported Independent Living Batch 1 schemes are designed to meet the long-term accommodation and care requirements for residents with support needs, including complex needs arising from physical and/or learning disabilities, autism, brain injury, or mental health issues.
12. The ASC Service and technical advisors were consulted, and had input, on the design to ensure the schemes not only satisfy the required specialist provision but are also future-proofed. To this end, higher-than-average specialist resident accommodation standards have been applied, with outstanding amenities including private gardens and spaces.
13. The Batch 1 schemes will exceed Nationally Described Space Standards (NDSS) to cater for the residents' needs and enable the following:
 - M4(2) adaptable dwellings to include sufficient space for the resident and one or two care workers.
 - M4(3) wheelchair user dwellings to include additional area to accommodate the increased activity zones and functionality of wheelchair users and their care workers.
 - M4(3) dwellings will be designed to wheelchair user standards e.g. a wheelchair user is able to live in the dwelling and have the ability to use any outdoor space, parking and communal facilities.
14. Design elements, as listed below, were approved by the ASC Commissioning and Occupational Therapist teams and have been approved by the ASC Senior Responsible Officer.
 - **Amenity Space:** Following best practice guidance (for the design of spaces for people with autism) specific interventions and adaptations to the

landscape scheme have been made. This includes variations in the level of sensory stimulation, the creation of distinct zones some of which are deliberately designed to encourage social interaction, and others which are more private in nature. Providing a physical sense of movement was something encouraged in the feedback received from the Occupational Therapists, so the inclusion of a swing seat for each site has now been proposed. Areas which provide shelter from the elements are also embedded into the design, and particular treatments for specific boundaries have also been considered.

- **Sustainability:** The Council has committed to achieving Net-Zero Carbon for Council Operations by 2030, with Surrey County to achieve Net-Zero Carbon by 2050. There isn't a countywide strategy in place which defines sustainability targets to be achieved or specific approaches and measures that should be considered. The SIL scheme design is intended to deliver energy efficient buildings which will have low operating costs. The Consultant team are working to incorporate designs for super-insulated facilities with highly efficient electrical and mechanical services. This should result in buildings which are low cost to operate. As such, for the current SIL schemes to meet the Council's sustainability and Net-Zero aims, the following principles are proposed.

- Fabric first approach
- All electric buildings
- Low carbon, low-cost heating solutions
- Maximise onsite renewable energy generation
- Enhanced control of energy use
- Measure the embodied carbon
- Sustainable use of water resources
- Resource efficiency
- Encourage active transport and low/zero carbon motorised mobility
- Biodiversity and ecology
- Healthy living places
- Smart Building

15. The Batch 1 schemes will be designed to deliver energy efficient buildings, which will result in lower fuel bills for the residents and meet the Council's Net-Zero Carbon (NZC) target. The schemes' specifications are in accordance with LETI (London Energy Transformation Initiative) guidelines, the most widely accepted low carbon standards. Energy efficient measures include enhanced insulation, and highly efficient electrical and mechanical services; the buildings will also maximise renewable energy output through solar panels and run non-gas, low carbon heating systems, resulting in reducing energy costs for the residents by at least 65 per cent per month, based on the energy and carbon assessment investigations by the Council's Sustainability Consultant.

Planning

16. The Council's Legal consultant has reviewed Title Plans and Reports for the Batch 1 schemes and confirms there are no restrictive covenants for any of the sites.
17. Pre-Planning application reviews have been held with Surrey County Council's Reg 3 team and comments received are under review by the Consultant design team. The main feedback to be addressed in subsequent engagement is as follows:
 - a. Proposal does not reflect the surrounding vernacular or character of the area: therefore, material selection and colours to be in keeping with locality.
 - b. Design to consider overlooking adjoining properties.
 - c. Non-conformance with site allocation policies set in 2006 has led to scheduled detailed discussions with District and Borough Councils.
 - d. Demonstration of Net Gain Biodiversity (NGB): overall, opportunities should be included on the site to increase tree cover, landscaping, and opportunities for NGB.

Next Steps

18. The key milestones and timescales as set out in Table 2 below are subject to change, depending on:
 - Cabinet approval of the proposals and recommendations in the April 2022 Cabinet report.
 - Market engagement.

Table 2: Key Milestones and Timescales

Key milestones	Target Start	Target Complete
Royal Institute of British Architects (RIBA) Stage 3: Design and Planning	Jan 2022	Mar 2022
Royal Institute of British Architects (RIBA) Stage 4: Technical Design	Apr 2022	May 2022
Preparation of Main Contractor Invitation to Tender (ITT) documentation	Apr 2022	Oct 2022
Public engagement	May 2022	May 2022
Consideration of all comments and feedback, approval of same by Project team with amendments by consultant, and ASC team to communicate outcomes and/or issues to Members	Apr 2022	Jun 2022
Full planning application for all three sites will be submitted on 27 May 2022 by the Planning Consultant team to the Surrey County Council Reg 3 team	Jun 2022	Oct 2022
Contract award, appointment, and mobilisation on site	Jan 2023	Mar 2023
Construction period	Jan 2023	Mar 2024
Handover (Including Operational Mobilisation)	Mar 2024	May 2024

19. Proposals for the SIL Batch 2 Programme will be submitted to Cabinet at a future date. The works associated with The Squirrels (Banstead) and the Short Breaks programme will be submitted to Cabinet as part of the Batch 3 schemes, again, at a future date.

Conclusions:

20. People with learning disabilities and/or who are autistic are one of the most socially excluded groups in our society, primarily as a result of an historical segregation of services that it is now recognised unintentionally deny people independence, choice and control, and social inclusion.
21. Supported Living properties are predominantly designed as “homes for life”; building specifications take into account changing needs over the life course, shared living arrangements can also act as a stepping-stone whereby people can be supported to develop their independent living skills and community connections before moving into self-contained accommodation (either specialist or general needs).

Recommendations:

22. It is recommended that the Resources and Performance Committee:
 - a) Notes and endorses the contents of this report.

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Appendices

Appendix A: Surveys undertaken for SIL sites

Sources/background papers:

- [Key principles of Supported Independent Living](#)
- [Community Vision for Surrey in 2030](#)

- Cabinet report, 26 July 2019: [Adult Social Care Accommodation with Care and Support Strategy for Extra Care Housing for Older People and Independent Living Schemes for adults with a learning disability and/or autism \(Item no, 129/19\)](#)
- Cabinet report, 24 November 2020: [Transformation of Accommodation based Care and Support for Working Age Adults: Delivering Supported Living Options \(Item no. 187/20\)](#)
- Cabinet report, 29 June 2021: [Supported Independent Living – Feasibility Study \(Item 127/21\)](#)

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