

**SURREY COUNTY COUNCIL****CABINET****DATE:** 26 APRIL 2022**REPORT OF CABINET MEMBERS** SINEAD MOONEY, CABINET MEMBER FOR ADULTS AND HEALTH

NATALIE BRAMHALL, CABINET MEMBER FOR PROPERTY AND WASTE

**LEAD OFFICERS** SIMON WHITE, EXECUTIVE DIRECTOR, ADULT SOCIAL CARE

LEIGH WHITEHOUSE, DEPUTY CHIEF EXECUTIVE AND EXECUTIVE DIRECTOR, RESOURCES

**SUBJECT:** SUPPORTED INDEPENDENT LIVING PROGRAMME – BATCH 1 DEVELOPMENT**ORGANISATION STRATEGY PRIORITY AREA:** TACKLING HEALTH INEQUALITY/ENABLING A GREENER FUTURE/EMPOWERING COMMUNITIES**Purpose of the Report:**

This report seeks Cabinet approval for £24m of capital funding for the design and construction of three purpose-built Supported Independent Living (SIL) schemes in Byfleet, Horley and Cobham. The schemes will deliver high-quality, specialist residential accommodation for working age adults with learning disabilities and/or autism to enable these residents to lead more independent lives in a social and supportive environment which meets their long-term care needs.

The schemes, collectively referred to as “Batch 1”, will provide 44 of the 110 SIL accommodation units approved by Cabinet in November 2020 (“[Transformation of Accommodation Based Care and Support for Working Age Adults: Delivering Supported Independent Living Options](#)”). Delivering these schemes will support Surrey County Council’s (the Council) strategic aims of empowering communities and tackling health inequalities by increasing the number of SIL dwellings whilst reducing the Council’s reliance on traditional residential care homes, as well as contributing to the Council’s objective to provide more affordable SIL housing by 2030.

Innovative technology and smart design techniques will be utilised to mitigate the environmental impacts and the ongoing life cycle and running costs of the buildings, supporting the Council’s Greener Futures agenda and Net-Zero Carbon target.

The three schemes in Batch 1 are:

- The former Manor School, Magdalen Crescent, Byfleet, Woking KT14 7SR
- The former Horley Library, 102 Victoria Road, Horley, Reigate and Banstead RH6 7QH
- Coveham Hostel, Anyards Road, Cobham, Elmbridge KT11 2LJ

### Recommendations:

It is recommended that Cabinet:

1. Approves capital funding of £24m for the design and construction of the SIL Batch 1 accommodation schemes at the former Manor School (Byfleet), the former Horley Library (Horley) and Coveham Hostel (Cobham). The recommended funding of £24m includes £2.1m premium, being a result of achieving Net-Zero Carbon in respect of the specification for Operational Net-Zero Carbon.
2. Approves procurement of an appropriate construction contractor partner for the delivery of all associated services required, in accordance with the Council's Procurement and Contract Standing Orders.
3. Agrees that, regarding the procurement of the construction contractor, the Executive Director of Resources and the Director of Land and Property are authorised to award such contracts, within the +/- 5% budgetary tolerance level.

### Reason for Recommendations:

Approving the recommendations in this report will:

- a) Support the Council to achieve its strategic ambition of reducing the number of people with a learning disability and/or autism requiring support in a traditional residential care home funded by the Council from 1,075 by 40-50%.
- b) Enable residents with learning disabilities and/or autism, who meet the Council's eligibility criteria for adult social care funding, to have their own accommodation and improve their independence and wellbeing.
- c) Support Surrey residents with more complex needs to remain in county, rather than in specialist placements outside of the county.
- d) Make an essential contribution towards the Council's strategic objective to tackle health inequality, in line with the 2030 Community Vision.
- e) Provide purpose-built accommodation at a level of cost proportionate to other delivery options such as buying and converting (or commissioning conversion) stock from the market, therefore demonstrating value for money.
- f) Support the Council's Greener Futures agenda and Net-Zero Carbon ambitions by using innovative technologies and smart build in the schemes design.
- g) Address fuel poverty issues, energy efficient homes will reduce heating costs for vulnerable tenants who pay their own utility bills.

### Executive Summary:

#### **Background: Moving away from residential care and benefits of Support Independent Living**

1. A key aim of the Council's transformation programme is to move away from institutionalised models of care, with a specific focus on expanding SIL provision.
2. Access to appropriate housing for people with a learning disability and/or autism has long been identified as an issue. One of the key challenges, identified in several reports and publications, is the limited housing options available for people with a learning disability and or/autism and the lack of choice and control about where they live and who they live with.

3. SIL offers greater independence than residential care; individuals own or rent their home and can make choices regarding the support they get to live their lives and who they get it from. Some housing options are entirely self-contained, some offer shared living arrangements, and some are self-contained within clusters or schemes supporting up to six people. The diverse forms that the model takes facilitates personalised care, reflecting the level of need. An overview of the key principles for supported independent living can be found in Annex 5.
4. Much of the current Adult Social Care (ASC) spend is on institutional forms of care such as residential and nursing care and the Council performs within the lowest quartile nationally in relation to people with learning disabilities living in settled accommodation in their own home. This heavy reliance on residential and nursing care provision leads, for many individuals, to high cost over provision of care and support. This needs to be addressed to achieve a sustainable and resilient budget.
5. The "[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 \(Item no. 129/19\)](#)" report, approved by Cabinet on 16 July 2019, and hereafter referred to as the "July 2019 report", set out the Council's ambition to reduce the number of people with a learning disability and/or autism living in residential care by 40-50%.
6. The "[Transformation of Accommodation based Care and Support for Working Age Adults: Delivering Supported Living Options \(Item no. 187/20\)](#)", report approved by Cabinet on 24 November 2020, and hereafter referred to as the "November 2020 Cabinet report", set out the Council's vision for developing 540 new units of SIL accommodation for people with a learning disability and/or autism, with the ambition to develop at least 110 of these units on Council-owned sites.
7. The "[Supported Independent Living – Feasibility Study \(Item 127/21\)](#)", approved by Cabinet on 29 June 2021, and hereafter referred to as the "June 2021 Cabinet report", approved funding for feasibility work to proceed across several Council-owned sites, including the three sites outlined in this report. The outcome of the feasibility study and subsequent design has informed the business case for the sites set out in this report.

### **Progress made delivering the strategy**

8. The November 2020 Cabinet report outlines the workstreams that will support the delivery of SIL accommodation to reduce the number of people in residential care. The Council continues to make progress delivering these workstreams and can report the following achievements made to date.
  - a. At the end of the financial year 2021/22 the Council worked with its independent sector care providers to deregister some existing residential care provision into SIL. This has delivered circa 25 units of SIL. For the financial year 2022/23 the Council plans to deregister circa a further 80 units.
  - b. At the end of the financial year 2021/22 the Council worked with its independent sector care providers to increase the provision of SIL via acquisition and repurposing existing buildings. This has delivered circa 65 units of SIL. For the financial year 2022/23 the Council plans to deliver circa a further 25 units via this workstream.

9. Including the additional 44 units of SIL that will be provided on the sites presented in this report, the Council will have delivered or have plans to deliver circa 50% of the 500 new SIL units required to achieve the strategic ambition.
10. When the strategy was approved by Cabinet in July 2019 there were 1,075 people with a learning disability and/or autism living in residential care. The implementation of this transformation agenda has already reduced this number to 922, a reduction of 14% since the July 2019 position. This has been delivered during a global pandemic where movement has been restricted, which has impacted the Council's ability to support residents to move to new accommodation.

### The need to develop Supported Independent Living on Council-owned land

11. There is still significant work to do to reach the target of a 40-50% reduction and ASC currently still spends £86m on residential care for people with a learning disability and/or autism. Additional capacity is still urgently required to support people with a learning disability and/or autism to remain in their communities; in 2017, the Surrey Joint Strategic Needs Assessment estimated that the number of adults with a learning disability and/or autism in Surrey will increase by 10% by 2027.
12. The proposals in this report will provide a total of 44 SIL units on the three Council-owned sites in Byfleet, Horley and Cobham. These sites are well located and promote community inclusion and support residents to live independently. Following on from the feasibility capital ask (June 2021 Cabinet report) for funds to carry out site due diligence, legal reports, ecological and survey reports, the design at RIBA (Royal Institute of British Architects) Stage 2 identified the optimum number of SIL accommodation units that will be delivered at each location. The units will be designed to accommodate residents with specialist care and support requirements including complex needs arising from learning disabilities and /or autism, physical disabilities, brain injury, or mental health needs. Table 1 details the locations and optimum number of SIL accommodation units at each site.

**Table 1**

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	2020	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
		<b>TOTAL</b>	<b>20</b>	<b>24</b>	<b>44</b>

### Principles of Supported Independent Living on Council-owned land

13. The future Supported Independent Living dwellings on Council-owned land will follow the below principles, which are in line with guidance from the Care Quality Commission (CQC).
- There will be a clear separation between the delivery of the housing and the delivery of the care and support.
  - Users and carers will be involved in shaping the future accommodation.

- The services will support people being local to their natural communities.
- The services will be embedded within existing communities to promote community inclusion.
- There will be careful consideration of size and scale.
- Residents will have their own private space, even in shared accommodation.
- The future tenancy will satisfy “The Real Tenancy Test”<sup>1</sup>.

### High-quality accommodation to meet the specialist needs of its residents

14. To provide these schemes with the required specialist provisions, together with outstanding amenities including private gardens and spaces, a higher-than-average specialist accommodation standard has been applied. This is because typical accommodation standards for general needs housing do not meet the requirements for residents with specialist needs. The Batch 1 schemes will exceed the Nationally Described Space Standard (NDSS) to cater for the needs of the residents to 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 will have the ability to use any outdoor space, parking, and communal facilities.

15. The specialist requirements, as listed below, were approved by the ASC Commissioning and Occupational Therapist teams and are future-proofed. The Design Brief Document sets out the approach to deliver fit for purpose buildings meeting user requirements and will provide long term stability for the residents. The ASC Service has been engaged in the design process and it has 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 is not a countywide strategy in place which defines sustainability targets to be achieved or specific approaches and measures that should be considered. The SIL accommodation design is intended to deliver energy efficient buildings which will have low operating costs, resulting in lower fuel bills

<sup>1</sup> [TheRealTenancyTestFINAL.pdf \(ndti.org.uk\)](#)

for the residents. The Consultant team are working to incorporate designs for super-insulated facilities with highly efficient electrical and mechanical services. As such, for the current SIL schemes to meet the Council's sustainability aims, Net-Zero target and address fuel poverty, 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

16. The specialist requirements are such that the construction costs will not be like that of a typical house build. The construction costs and financial modelling for each Batch 1 scheme are commercially sensitive and set out in the Part 2 report.

#### **Consultation:**

17. The SIL Programme has been discussed with users and their families/carers, providers, and practitioners. It has been well received with the cautionary note from a small number of users and carers that clients must continue to have access to the support and care they need. This concern is to be expected and can only be fully allayed once clients have successfully established themselves in their new home with a refreshed support package that provides greater choice and control. Engagement with clients and the families is helping to mitigate this and will continue throughout the Programme.

18. Senior Officers from ASC had informal conversations with CQC officers regarding the Programme in the early planning stages. Design principles have taken account of the relevant CQC and NHS guidance in relation to Supported Independent Living services. Further conversations have taken place in February and March 2022 and the CQC has indicated that size and scale of future schemes will be subject to a great level of scrutiny. Contact will be maintained throughout the planning and development phases to ensure that service delivery aligns with regulatory and best practice guidelines. This will mitigate against any future challenges and provide assurance to users, carers, and providers.

19. Local Surrey County Council ward and District and Borough Councillors have been engaged throughout the life cycle of this programme and have shared their support for these developments.

#### **Risk Management and Implications:**

20. Please also refer to the Risk Management and Implications as detailed in the November 2020 and June 2021 Cabinet reports.

21. The table below summarises the key risks for the Batch 1 sites at this stage.

	<b>Risk description</b>	<b>Mitigating action/strategy</b>
i.	Do nothing: will not achieve ASC's targets, strategic ambition or meet the Council's strategic priorities	<ul style="list-style-type: none"> <li>The Design Consultant teams carried out feasibility studies and developed the schemes design up to RIBA Stage 2, enabling the appointed Quantity Surveyor and Project Manager to determine the capital funding required for construction.</li> </ul>
i.	Site constraints: ecology, levels, soil contaminants, demolition, asbestos, existing services, tree root protection zones	<ul style="list-style-type: none"> <li>An extensive series of due diligence site surveys and investigations have been carried out since June 2021 (including borehole investigations in January 2022), alongside early designs and cost planning to confirm that the sites are suitable for development and represent value for money.</li> <li>The Surrey Wildlife Trust (SWT) have carried out surveys to sustainably manage the local ecology in accordance with the natural environment of the local community.</li> <li>The Council's Tree Officer has been consulted and tree surveys have been undertaken at each site.</li> </ul>
i.	Demolitions: asbestos found on site which requires specialist removal	<ul style="list-style-type: none"> <li>The demolition strategy has been agreed.</li> <li>The demolition contractor will complete the Refurbishment and Demolition (R&amp;D) survey, asbestos removal and demolition prior to the main contractor starting works on each site.</li> </ul>
v.	Delays to/onerous constraints associated with Planning Approval	<ul style="list-style-type: none"> <li>A Planning Consultant has been appointed and a pre-planning application strategy has been agreed.</li> <li>The Planning Consultant will oversee the pre-planning application process and ensure documentation is completed as required and on time.</li> <li>A public engagement strategy has been planned as part of the programme of works; it will be led by the Project team and the Planning Consultant.</li> <li>A Transport Consultant has been appointed to provide reports to justify the parking, as part of the pre-planning application.</li> </ul>
v.	Legal: risk to development	<ul style="list-style-type: none"> <li>The Council's Legal team has carried out title investigations to ensure that any restrictive covenants do not prohibit or significantly prohibit the development of the sites for SIL housing.</li> <li>If required, the Council will obtain restrictive covenant insurance.</li> </ul>
i.	Procurement and Supply Chain	<ul style="list-style-type: none"> <li>A Cost Consultant has been appointed to work closely with the Council's Procurement team to look at established frameworks as per the procurement report recommendation in Annex 4.</li> <li>Robust Invitation to Tender (ITT) assessment and evaluation criteria is in place to ensure appropriately skilled contractors with relevant experience are appointed to deliver the schemes.</li> </ul>
i.	Reputational: communications and approvals	<ul style="list-style-type: none"> <li>Clear and precise project plans, including key dates and deliverables, will be communicated regularly with partners, members, the ASC team, and residents.</li> </ul>

	<b>Risk description</b>	<b>Mitigating action/strategy</b>
i.	Health and Safety: if not managed during construction could lead to adverse publicity for the Council	<ul style="list-style-type: none"> <li>• Risk and Method Statements (RAMS) will be provided by the contractor(s) and their supply chain.</li> <li>• The RAMS will be reviewed and approved by the Project Manager, in conjunction with the appointed Principal Designer.</li> </ul>
k.	Financial risks: increase of build costs, excessive inflation, rental income, costs for facilities management, utilities and maintenance, voids	<ul style="list-style-type: none"> <li>• Benchmarking data has been used to assess build costs in relation to design and construction to achieve value for money.</li> <li>• The Quantity Surveyor will manage and interrogate the build costs monthly to ensure that the approved budget is adhered to throughout the construction period.</li> <li>• Market conditions are currently unpredictable due to rising costs of materials and labour following the unprecedented events of the global Covid-19 pandemic and Brexit. The current inflation rates are based on industry forecasts, but excessive inflation could cause the schemes to exceed budgets available.</li> <li>• Costs for annual facilities management, utilities, and life cycle maintenance are based on an in-depth cost schedule prepared for specialist SIL accommodation and are therefore considered robust and realistic.</li> <li>• The ASC Service will work closely with current and potential future residents and their families/carers to identify those best suited to move into the new schemes, so there is no delay in filling the units in the initial mobilisation period.</li> <li>• With predicted levels of future demand for this type of SIL accommodation (to effectively support people with a learning disability and/or autism), the Council is confident there will be a strong drive to use the settings over their whole estimated 60-year useful economic life. As such, it is expected that voids will not exceed 5% per annum on average across the life of the schemes.</li> </ul>

#### **Financial and Value for Money Implications:**

22. The £24m required for the design and construction of the Batch 1 sites is already included in the Council's capital pipeline budget for Supported Independent Living accommodation on the basis that SIL schemes are self-financing. Approval by Cabinet to develop the Batch 1 schemes will therefore see the funding moved from the pipeline into the Council's approved capital programme.
23. The development of the three proposed schemes will directly contribute to the delivery of ASC efficiencies planned in the 2022-27 Medium Term Financial Strategy, to drive a strategic shift from residential care to supported independent living for people with a learning disability and/or autism.

24. The three schemes are collectively anticipated to generate a net financial benefit of £577k per annum, after considering the cost of borrowing required for construction costs. The schemes are also estimated to generate a positive Net Present Value (NPV) over the 65 years modelled project term. The financial modelling is commercially sensitive and is set out in the Part 2 report.
25. The schemes will be designed to deliver energy efficient buildings which will have low operating costs. The schemes' specifications are in accordance with London Energy Transformation Initiative (LETI) guidelines, the most widely accepted low carbon standards. The buildings will be extremely energy efficient, including provisions for enhanced insulation, highly efficient electrical and mechanical services, will maximise renewable energy output through solar panels and use non-gas low carbon heating systems. It is expected this will result in buildings which are low cost to operate, which has a direct benefit for occupants through much lower fuel bills and maintenance costs (reducing energy costs by at least 65% per month) based on the energy and carbon assessment investigations by the Council's Sustainability Consultant, in line with the Council's Green Agenda objectives. See Annex 3.
26. The capital cost of providing the enhanced specification is £2.1m, including additional design fees and contingency, representing approximately 9% of the total cost, therefore the base cost for the schemes is £21.9m.
27. The Cost Management team (Turner & Townsend) has prepared cost benchmarking reports which are included in the Part 2 report. The benchmarking demonstrates that the estimated construction cost/m<sup>2</sup> falls within a range representative of similar developments. Furthermore, the estimated £/ft<sup>2</sup> falls within a comparable sales value for typical housing developments available on the market when factoring in an uplift for specialist fit out/enhanced specification or conversion costs. The new accommodation is estimated to have an economic life of 60 years meaning Council-funded care package savings and other financial benefits of the schemes would be achieved over the long-term in addition to non-financial benefits, including improved wellbeing and independence for the residents. Full details of the long-term financial benefits are set out in the Part 2 report.

#### **Section 151 Officer Commentary:**

28. Although significant progress has been made to improve the Council's financial position, the medium-term financial outlook beyond 2022/23 remains uncertain. With no clarity on central government funding in the medium term, our working assumption is that the financial resources will continue to be constrained, as they have been for majority of the past decade. This places an onus on the Council to continue to consider issues of financial sustainability as a priority to ensure stable provision of services in the medium term.
29. In this context, the Section 151 Officer supports the development of the three Supported Independent Living schemes outlined in this report as this will contribute to the delivery of efficiencies planned in the Council's Medium Term Financial Strategy, while at the same time providing specialist accommodation for people with a learning disability, autism or a mental health condition that promotes people's independence and will improve their wellbeing.

30. The development and delivery of these specialist Supported Independent Living schemes is complex. As such, it will be important to closely monitor delivery against the financial modelling assumptions to ensure that the outcome will achieve the estimated financial benefits set out in the Part 2 report. Should any material changes occur during the delivery of the schemes that bring the delivery of the modelled financial benefits into question, then a further report should be presented so that Cabinet can consider how best to proceed, based on the latest position.

#### **Legal Implications – Monitoring Officer:**

31. This report is a supplemental report to the transformation report approved by Cabinet in November 2020. This report seeks approval for capital funding for the design and construction of Supported Independent Living accommodation schemes at three identified sites in Surrey: the former Manor School in Byfleet, the former Horley Library in Horley and Coveham Hostel in Cobham. At this stage there are no specific legal implications to report on. Advice on site specific matters can be provided as and when further information is available and further progress is made.

32. In approving capital funding, consideration should be given to fiduciary duties to residents in utilising public monies and that the proposals and financial implications represent an appropriate use of the Council's resources.

#### **Equalities and Diversity:**

33. An Equality Impact Assessment (EIA) was completed and submitted as part of the November 2020 Cabinet report which remains applicable to this updating report. See Annex 2.

#### **Other Implications:**

34. The potential implications for the following Council priorities and policy areas have been considered. Where the impact is potentially significant a summary of the issues is set out in detail below.

<b>Area assessed:</b>	<b>Direct Implications:</b>
Corporate Parenting/Looked After Children	No significant implications arising from this updating report.
Safeguarding responsibilities for vulnerable children and adults	No significant implications arising from this updating report.
Environmental sustainability	<p>The surveys listed below have been completed and guided the design of the schemes. No impacts to the environment were identified.</p> <ul style="list-style-type: none"> <li>• Noise &amp; Acoustic Survey</li> <li>• Air Quality Testing</li> <li>• Bat presence/absence Survey and Report</li> <li>• Drainage CCTV</li> <li>• Ground Investigation – Desktop</li> <li>• Ground Source Heat Pump (GSHP) Desktop studies and site borehole tests</li> <li>• Flood Risk Assessment</li> <li>• Intrusive Ground Investigation: Geo-technical/Geo-environmental</li> <li>• R&amp;D (intrusive) Asbestos Survey and Report</li> <li>• Soil Investigation Survey</li> </ul>

Area assessed:	Direct Implications:								
	<ul style="list-style-type: none"> <li>• Transport Feasibility Survey</li> <li>• Underground Utilities Ground Penetrating Radar (GPR) Survey</li> </ul>								
Compliance against net-zero emissions target and future climate compatibility/resilience	<p>Consistent with the Council's Net-Zero Carbon target, the buildings will be designed to be operationally net-zero and future-proofed to be adapted and resilient to the impacts of climate change.</p> <p>The key features of an operationally net-zero carbon building include: high thermal efficiency, a low carbon heating system, and maximising the generation and use of on-site renewable energy.</p> <p>The table below demonstrates that the sites, designed to LETI guidelines, will have the potential to achieve net-zero carbon based on the energy and carbon assessment investigations by the Council's Sustainability Consultant, in line with the Council's Greener Future objectives.</p> <table border="1" data-bbox="644 842 1393 1032"> <thead> <tr> <th data-bbox="644 842 1046 936">Site</th> <th data-bbox="1046 842 1393 936">Emissions (tonnes CO2 equivalent)/ year from each site</th> </tr> </thead> <tbody> <tr> <td data-bbox="644 936 1046 969">Former Manor School, Byfleet</td> <td data-bbox="1046 936 1393 969">0</td> </tr> <tr> <td data-bbox="644 969 1046 1003">Former Horley Library, Horley</td> <td data-bbox="1046 969 1393 1003">0</td> </tr> <tr> <td data-bbox="644 1003 1046 1032">Coveham Hostel, Cobham</td> <td data-bbox="1046 1003 1393 1032">0</td> </tr> </tbody> </table> <p>Materials and construction emissions will be reduced where feasible. The next design stages will address the Green Agenda within the budget allowance for the project and will design solutions to address the agenda, e.g.: Sustainable Drainage Systems, opportunities for rainwater harvesting, irrigation solutions, biodiversity net gain, landscape boundary treatments etc.</p>	Site	Emissions (tonnes CO2 equivalent)/ year from each site	Former Manor School, Byfleet	0	Former Horley Library, Horley	0	Coveham Hostel, Cobham	0
Site	Emissions (tonnes CO2 equivalent)/ year from each site								
Former Manor School, Byfleet	0								
Former Horley Library, Horley	0								
Coveham Hostel, Cobham	0								
Public Health	<p>SIL can positively impact on Public Health outcomes, including:</p> <ul style="list-style-type: none"> <li>• Increased wellbeing and reduced isolation and/or loneliness through social inclusion, active participation in community life and engagement in learning opportunities/pathways to employment.</li> <li>• Improved health outcomes resulting from contact with community health services.</li> <li>• Improved wellbeing resulting in increased independent living skills, e.g., financial management, exercising choice and control.</li> </ul>								

#### What Happens Next:

35. Key milestones and timescales are in the table below should Cabinet approve the proposals set out in this report.

Key milestone	Target Start	Target Complete
RIBA Stage 3: Design and Planning	Jan 2022	Mar 2022

Key milestone	Target Start	Target Complete
RIBA Stage 4: Technical Design	Apr 2022	May 2022
Preparation of Main Contractor Invitation To Tender 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 communicate outcomes and/or issues to Members	May 2022	Jun 2022
Full planning application for all three sites will be submitted in June 2022 by the Planning Consultant team to the Council Regulation 3 team	Jun 2022	Oct 2022
Contract award, appointment, and mobilisation on site	Jan 2023	Mar 2023
Construction period	Jan 2023	Mar 2024
Handover	Mar 2024	May 2024

36. The Council will commission a greater number and variety of SIL accommodation options so that people with a range of care needs have more choice and control over the level of support they receive.

37. Further report(s) will be presented to Cabinet at a future date for schemes to deliver the remaining circa 66 SIL accommodation housing units.

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**Consulted:**

Cllr Sinead Mooney, Cabinet Member for Adults and Health

Cllr Natalie Bramhall, Cabinet Member for Property and Waste

Resources and Performance Select Committee

Adults and Health Select Committee

Daniel Murray, Head of Economy & Growth, Horley

Simon White, Executive Director, Adult Social Care

Steven Hook, Assistant Director – Disabilities and Autism, Adult Social Care

Simon Crowther, Director, Land and Property

Surrey County Council Finance, Legal and Procurement officers

People who currently use the services and their families/carers

**Annexes:**

Annex 1: Options considered

Annex 2: [Supported Independent Living Strategy Equality Impact Assessment](#)

Annex 3: Energy and Carbon assessments

Annex 4: Procurement Report

Annex 5: The key principles of Supported Independent Living

Part 2 report

**Sources/background papers:**

[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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