



Leicester
City Council

WARDS AFFECTED
All Wards

FORWARD TIMETABLE OF CONSULTATION AND MEETINGS:
Cabinet

16th August 2004

**DEVELOPING HEALTH & SOCIAL CARE CENTRES
THROUGH LIFT AND NEW DEAL FOR COMMUNITIES**

Report of the Corporate Director, Social Care and Health

1. Purpose of Report

- 1.1 This report requests that delegated powers be given to the Corporate Director of Social Care and Health, in consultation with the Head of Legal Services, to sign the Strategic Partnering Agreement (SPA) for the Leicester LIFT (Local Improvement Finance Trust) Initiative.
- 1.2 Cabinet approved the Council's involvement in the first phase of LIFT, and its membership of the LIFT Strategic Partnering Board, at its meeting on 22nd September 2003. The additional authorisation to sign the Strategic Partnering Agreement, in effect allowing membership of the Board, is a technical requirement associated with the nationally developed rules for establishing LIFT companies.
- 1.3 The report to Cabinet in September 2003 identified that involvement with Leicester LIFT represented use by the Council of its powers to promote wellbeing provided in Section 2 of the Local Government Act 2000.

2. Summary

- 2.1 Cabinet will recall that through Leicester LIFT and the Braunstone New Deal for Communities Initiative, it is intended to develop a total of seven health and social care centres (H&SCC) across the City. The main aim of this is to improve access to primary care services in buildings, which are fully accessible to the public and comply with all current and projected building/office standards, and within which the local NHS Trusts and the Council can lease accommodation. It is also anticipated that each LIFT centre will have the capacity to incorporate a Customer Service base offering public access to a wide range of Council services. The initiative plans to accommodate 200 of the 400 Social Care and Health staff located within the Grey Friars complex, plus up to 130 staff located in other Council premises.
- 2.2 The first of these centres, funded via Braunstone New Deal, is under construction and is on schedule to open in early 2005.
- 2.3 The Local Improvement Finance Trust (LIFT) is a public private partnership initiative from the Department of Health, which seeks to invest £1 billion in improving the buildings, from which health and social care services are provided in the community. Leicester is one of 42 areas in

the country to benefit from this programme. As previously noted, ExcellCare Ltd has been selected as the private sector partner to join with Leicester LIFT to set up a joint venture company. Six H&SCC are planned in Leicester via the LIFT programme.

- 2.4 Support has been received from the Office of the Deputy Prime Minister (ODPM), subject to the submission of a satisfactory full outline business case, to a Local Government Joint Service Centre Private Finance Initiative (PFI). This will provide the Council with PFI credits of £10.4 million and support the Council's involvement with the first four of the six planned LIFT H&SCCs.
- 2.5 Cabinet agreed on the 22nd September 2003, that the Council should become a member of the LIFT Strategic Partnering Board (SPB), represented by the Corporate Director of Social Care and Health. Since the report in September 2003, it has now become clear that in order for this to happen, and for the Corporate Director to have voting rights on the SPB, the Council must sign the Strategic Partnering Agreement document.
- 2.6 The Strategic Partnering Agreement (SPA) document sets up the basic principles for a long-term strategic partnership between the Council, Leicester City West Primary Care Trust, Eastern Leicester Primary Care Trust, Leicestershire Partnership NHS Trust and the LIFT company, the joint venture company to be set up with the private sector partner, and relates to the future delivery of improved health and social care services. The agreement sets out mutual objectives and principles of working together and provides for exclusive, or one-off rights for the joint venture company to provide various management and similar services, and new projects. It also provides for the transfer of various properties. It is not proposed that the Council adopt these obligations, but that the Council's participation in the Strategic Partnering Agreement is limited to the provisions and the terms of reference of the Strategic Partnering Board.
- 2.7 Initial drafts of the SPA included terms that the Head of Legal Services considered to be potentially both onerous and restrictive on the Council. These terms are currently being amended and the SPA will not be agreed until it is in a form that the Head of Legal Services is satisfied with.

3 Recommendations

3.1 Cabinet is recommended to authorise:

- (a) That the Corporate Director of Social Care and Health, in consultation with the Head of Legal Services determine whether and if so the terms on which the Council should enter (by accession or otherwise) into the Strategic Partnering Agreement described in the report.
- (b) That the Head of Legal Services and the Assistant Heads of Legal Services be authorised to execute the Strategic Partnering Agreement and/or any accession or any other related agreement and if he/she thinks fit give any undertaking or side letter required.

4 Headline Financial and Legal Implications

- 4.1 The development of Health and Social Care Centres through LIFT and Braunstone New Deal inevitably involves significant and potentially wide-ranging financial and legal issues for the Council. These continue to be actively worked upon as the Outline Business Case is developed for the ODPM and will be carefully evaluated at each stage to ascertain affordability.
- 4.2 There are also wider implications for the financial aspects of the Council's City Centre accommodation strategy, as progression with LIFT is essential if the longer-term plan to vacate and dispose of the Grey Friars site is to be achieved.
- 4.3 We have power to enter into the Strategic Partnering Agreement to the extent envisaged by this report and the Cabinet Report of September 2003, under Section 2 of the Local Government Act 2000 (well-being) and under Sections 1 (A) and Schedule 1 to the Local Authorities Social Services Act 1970 and Section 111 of the Local Government Act 1972, and we have power to secure accommodation for our administrative purposes under Section 120 of the Local Government Act 1972.

5. Report Author/Officer

Andrew Cozens, Corporate Director, Social Care and Health

Tel: 252 8300

David Oldershaw, Service Director Resources, Social Care and Health

Tel: 252 8305

John True, Head of Business Support, Social Care and Health

Tel: 252 8830

DECISION STATUS

Key Decision	No
Reason	N/A
Appeared in Forward Plan	No
Executive or Council Decision	Executive (Cabinet)