



# Cabinet report

Date **11 MAY 2023**

Title **ISLE OF WIGHT DEMENTIA HUB – PARKLANDS CENTRE, COWES**

Report of **CABINET MEMBER FOR ADULT SOCIAL CARE & PUBLIC HEALTH**

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## EXECUTIVE SUMMARY

1. This report seeks cabinet approval to award a 25 year lease to the Alzheimer Café IW for the purpose of developing a Dementia Hub for the Isle of Wight.
2. The Alzheimer Café IW is a local organisation which provides informal education about dementia, guidance, advice and signposting to other services. It welcomes people living with dementia, their families, carers, professionals and anyone with an interest in dementia to meet up in a café-style environment
3. Dementia is fast becoming the UK's largest health and social care challenge. Dementia prevalence on the Isle of Wight is high and expected to increase with a predicted increase of 24% in the population of over 85 year olds in the next 10 years. There are currently an estimated 2655 people over the age of 65 living with dementia on the Island and due to our aging population and increasing life expectancy this number is estimated to increase to 3920 by 2030 (source: LSE Projections and Alzheimer Society Local Dementia Profile 2021)
4. The Alzheimers Café, on grant of the Lease will be able to actively seek funding to ensure that the Parklands premises can be refurbished fully to meet the identified purpose which is a community based hub delivering a variety of activities, training, support and advice services for people living with dementia and their families.
5. The lease being granted will be at a rental figure that represents market value.
6. The lease will ideally be agreed and in place by 1 September 2023 and will include a break clause which enables the Isle of Wight Council to terminate the lease without penalty at 1 April 2024 if the Alzheimer Café IW have been unable to secure commitment of the capital investment needed to implement the project.
7. The development of a Dementia Hub is one of the key commitments within the new Isle of Wight Dementia Strategy 2022-25. The strategy was written following extensive co-production and engagement with the public. Feedback received during

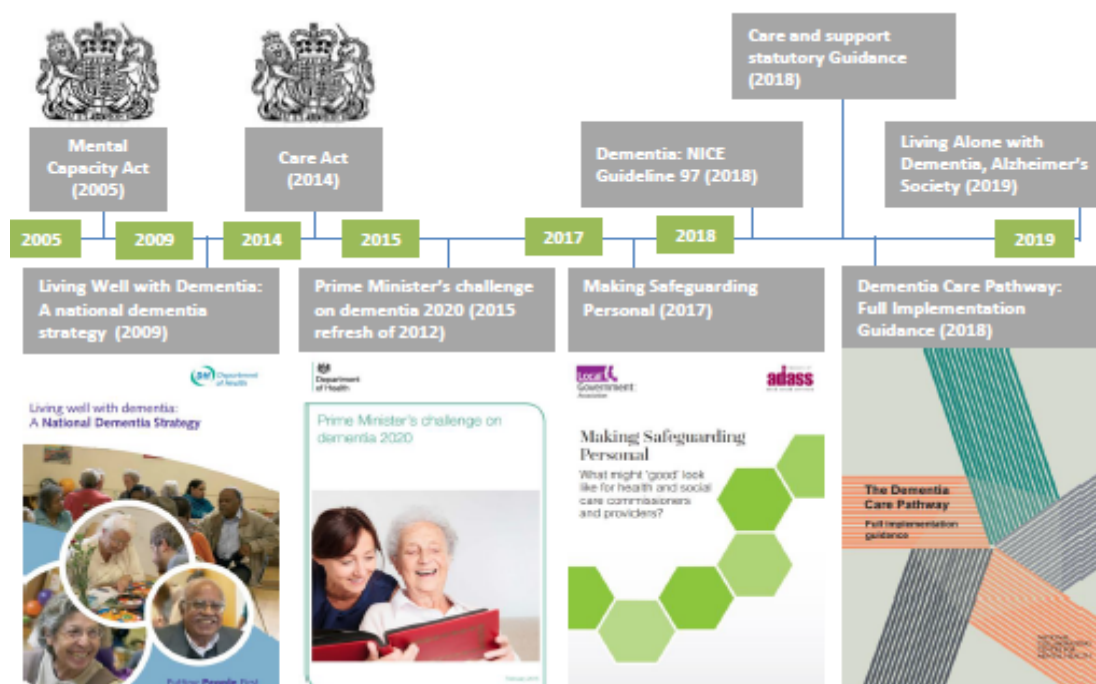
this engagement clearly identified people's wish for a central and trusted source of advice, practical support and day care services.

## RECOMMENDATION

8. Option 1: That Cabinet approves a 25-year lease of the Parklands Centre to be awarded to the Alzheimer Café IW for the purpose of developing an IW Dementia Hub. Where terms of the lease are to be agreed, delegated authority shall be given to the Director of Adult Social Care and Housing Needs

## BACKGROUND

9. Dementia is fast becoming the UK's largest health and social care challenge. Dementia prevalence on the Isle of Wight is high and expected to increase with a predicted increase of 24% in the population of over 85-year-olds in the next 10 years. There are currently an estimated 2655 people over the age of 65 living with dementia on the Island and due to our aging population and increasing life expectancy this number is estimated to increase to 3920 by 2030 (source: LSE Projections and Alzheimer Society Local Dementia Profile 2021)
10. Dementia is a condition that has a significant impact on services delivered by health, adult social care and the community and voluntary sector. The impact can be particularly seen in secondary health care at the IW NHS Trust where a high proportion of patients across the hospital at any one time have a diagnosis of dementia. There have been a number of key national dementia policies over the past 10 years that have sought to change and improve the way that people with dementia are supported by health and social care. This includes dementia specific policies and also some with a wider remit that impact on people with dementia and their family and unpaid carers.



11. Locally there has been significant dementia specific strategy development and also a number of wider mental health, carer support and health and wellbeing plans and

strategies including:

2013	Living Well with Dementia Strategy	(IW NHS Trust)
2014	IW Hospital Trust Dementia Strategy	(IW Hospital Trust)
2015	Living Well with Dementia on the IW	(My Life a Full Life Programme)
2017	Working Together with Carers Strategy	(IW Council & IW CCG)
2017	Talking Mental Health – A Blueprint for Mental Health	(IW CCG)
2018	Health and Wellbeing Strategy	(IW Council)

Unfortunately implementation of many of these strategies has been limited and little has changed for the people that they sought to support.

12. In May 2019 it was agreed that a system-wide approach was needed to better support people on the Isle of Wight living with dementia. Partners from the IWC, IW Trust and IW CCG approached the voluntary and community sector and asked them to lead on the development of a system-wide IW dementia strategy focussing on a programme of meaningful public engagement to help us understand what people need. Age UK Isle of Wight, Alzheimer Café IOW, Carers IW and Healthwatch Isle of Wight led this piece of work assisted by many other local organisations including Mountbatten Hospice, Independent Arts and the Alzheimer Society.
13. In May 2022 the new Isle of Wight Dementia Strategy 2022-2025 was launched (see appendix 1)
14. A common theme throughout the feedback received during the development of the strategy was the difficulty in sourcing advice and information following a dementia diagnosis and at times of crisis. People asked for a central dementia hub providing trusted advice, practical support and social and day care opportunities in a safe environment. This resource would provide a unique opportunity to deliver against many of the commitments within the new Dementia Strategy, including:
  - Reducing carer stress and the risk of carer breakdown
  - Provide a framework of support for individuals living with dementia to enable them to continue to live independently in their own communities
  - Support more proactive management of ASC referrals
  - Reduce hospital admissions
  - Support safe and timely hospital discharges/reduce length of stay
  - Reduce/delay care home admissions
  - Provide wrap round support for informal carers and family members
  - Easy access to advice, information and guidance
  - Improve cross-organisational integrated working by creating a shared space
  - Create opportunities for training and improved dementia awareness
15. Feedback from local communities has indicated a real desire for the development of dementia hub for the Isle of Wight. This is not something that the council can deliver alone, and it is proposed that we work with experienced and skilled voluntary sector partners to create a sustainable hub to support local people with dementia and their carers. Given their specific skill set, expert knowledge and already existing community connections it is proposed that the development of the Hub is led by The Alzheimer's Café IW. The Alzheimer Café IW have developed a project plan which would deliver a number of key (and life changing) outcomes for local people:

- Programme of Memory Activity Groups available for up to fifteen people between 10am – 4 pm Monday to Friday
- Education and training centre to support people with dementia, families and those working with people living with dementia
- Post diagnostic support in collaboration with the NHS Memory Service, Carers IW, Mountbatten Hospice
- Venue for Cowes Alzheimer Café each week
- Venue for GP led drop in sessions
- Gym space for older people and those with dementia and their carers to use ability appropriate equipment to maintain fitness in a non-threatening environment
- Meeting rooms for visiting professionals to meet with people with dementia and their families
- Opportunities for people with dementia to access a range of wellbeing services such as: hairdressing, massage, chiropody and other therapies
- Provide a technology Centre with education and support, including the use of assistive technology
- Provide a safe space where people can come together to undertake leisure activities and socialise

16. The Alzheimer Café IW will seek to ensure that the Dementia Hub is sustainable by delivering a number of “traded” services and activities which generate income to be reinvested in the Dementia Hub. These will include:

- A community café
- An on-site charity shop
- Chargeable training offer for partner organisations and private health and social care providers
- Income from room rental to key partners with aligned objectives
- Community fundraising activities
- Securing legacy funding from local communities

17. Due to the nature of the proposed activity and the cohort of people that the hub will support there are many considerations to be made when identifying a suitable location. The site should have onsite parking and/or be close to accessible parking. The site should be on a main bus route with regular service. The site would ideally have usable outside space and be large enough to host a variety of activities and services. The site should also have kitchen facilities which would enable the hub to offer refreshments and host events

18. A number of potential locations for the HUB have been explored (see appendix 2) and Parklands in Cowes, which is in the ownership of the Council and under-utilised since ceasing to be used as a mental health day centre in 2019, has been identified as being the most viable location currently available. Parklands meets all of the requirements outlined above and would not require any planning application for change of use due to its previous use. The site also offers the opportunity to develop a programme of inter-generational activities in partnership with the neighbouring primary school.

19. Parklands is currently empty, save for the occupation, without lease or licence, by Frontline, a small and local debt support charity. The Alzheimer’s Café IW have indicated that they would be keen to facilitate Frontline remaining in the building,

linking with them around debt advice and support for people with dementia and their families. They have identified in their planning how the two organisations can be co-located (see floor plan Appendix 3).

20. The Alzheimer's Café IW will facilitate Frontline remaining in the building with support from the IW Council
21. The Alzheimer Café IW have already instructed an architect and plans are being developed to show the proposed use of the building. The plans will also identify the essential works required to enable activity to commence from the currently underutilised premises. A schedule of works including estimated costs has been developed based on initial quotes from local tradesmen (see Appendix 4).
22. The Alzheimer Café IW are proposing to move forward with an island wide fundraising campaign once the Lease is agreed. This will enable grant funding and donations to be secured to ensure that the required works can be undertaken. Ongoing fund raising, to complement the proposed traded activities, will become a 'business as usual' activity for the Dementia Hub.

## CORPORATE PRIORITIES AND STRATEGIC CONTEXT

### 23. Provision of affordable housing for Island Residents

This project will have no direct impact on this area of activity

### 24. Responding to climate change and enhancing the biosphere

This project will have no direct impact on this area of activity

### 25. Economic Recovery and Reducing Poverty

This project will have no direct impact on this area of activity

### 26. Impact on Young People and Future Generations

This project offers the opportunity to develop a programme of inter-generational activities in partnership with the neighbouring primary school.

The project also includes the development of a dementia training centre providing opportunities for specialist training and work placement prospects for health and care students.

## Corporate Aims

27. The use of Parklands as a Dementia Hub supports the following Alliance aspirations and priorities as outlined in the Corporate Plan 2021-2025:

**Prioritise dealing with the health inequalities and the resulting poverty highlighted during the pandemic.**

28. The Public Health Isle of Wight COVID-19 Health Impact Assessment published in October 2021 reported how the pandemic had highlighted existing health inequalities and had exacerbated health and social care vulnerabilities for people

living with conditions such as dementia and Alzheimer's disease.

29. The report provided evidence that dementia diagnosis rates on the Isle of Wight are now below the national target. It also raised concern that the number of people diagnosed with dementia who have a care plan or who have had their care plan reviewed has fallen significantly during the pandemic, increasing the risk of their condition deteriorating or other health conditions developing. A copy of this report is provided as Appendix 5.
30. **Support and increase the influence of Healthwatch and the voluntary sector**
31. The development of IW Dementia Strategy was led by voluntary sector partners including Healthwatch Isle of Wight, Alzheimer Café IW, Age UK and Carers IW, in partnership with Adult Social Care, the IW NHS Trust and the Hampshire and IW CCG ensuring a joint understanding of the current system and how this needs to improve to better meet the needs of people with dementia and their families.
32. This project gives the Isle of Wight Council the opportunity to transform a council owned property that has been under-utilised for many years into a valuable community asset. Working in partnership with a local voluntary sector organisation who are specialists in dementia support and have the knowledge, experience and existing community connections to deliver life changing outcomes for Island residents.
33. The Dementia Hub project aligns with the ASC Care Close to Home Strategy (2022-2025), by seeking to ensure that people are provided with the information that they need at the point of diagnosis and a framework of support which will enable them to live within their own home and communities for as long as possible. Seeking to avoid unnecessary use of hospital care or care homes, but ensuring that when this support is required, staff are well trained and able to provide high quality care.

## CONSULTATION

34. The Dementia Hub project supports the delivery of many of the commitments within the IW Dementia Strategy 2022-2025.
35. The Dementia Strategy was developed following a long and varied programme of public consultation and engagement to ensure that the views and experiences of Island residents shaped the document and the commitments within it. This work included:
  - A survey, hosted by Age UK IW, which invited people to tell us about their experiences covering a number of areas including initial diagnosis, getting advice and information, local service provision. The survey was available online but also widely distributed and promoted by local organisations and face to face at public events. 180 survey responses were received.
  - Public events where people could talk to someone face to face. These included Wolverton Garden Fair, a stall in St Thomas' Square, Newport on market day, pop-up stands in Tesco, Aldi and West Wight Sports Centre.
  - Targeted focus groups across the Island at Alzheimer Cafes and at Carers IW giving people the opportunity to speak openly about their experiences and their hopes for the future.

36. Feedback received during this engagement clearly identified people's wish for a central and trusted source of advice, practical support and day care services.
37. The feedback and comments from all sources were used to develop a co-production report which is provided as Appendix 6 of this report.

### FINANCIAL / BUDGET IMPLICATIONS

38. In October 2022 a financial appraisal regarding the disposal of the Parklands or use of the property as a dementia hub was completed. Based on this appraisal the Director of Finance, approved the option of leasing the property for the purpose of use as a Dementia Hub.
39. The Parklands Centre will require significant capital investment and the work undertaken by the Alzheimer's Café IW to date is in identifying not only the level of funding required but how it will be secured. There is no Capital request of the Isle of Wight Council linked to the granting of this Lease.
40. Decision to lease Parklands will generate an annual rental income of £24,000 (subject to standard rent reviews) which represents market value.
41. The Dementia Hub will deliver support which will reduce pressure on other council and statutory partner budgets. The day support to be offered at the Hub, together with advice and support for carers of people with dementia has the potential to reduce or delay admissions to permanent residential care (and/or Hospital). Residential care for people with dementia costs in the region of £1200 - £2000 per person per week, depending on the individual's care and support needs.
42. Funding for day activities at the Dementia Hub would be generated through people funding their own care and support, or in the case of a person who is eligible for care and support funded by the council or health partners, through the allocation of an individual personal budget. This will enable the existing Adult Social Care Community Care Revenue budget to be used more effectively to meet the needs of people with dementia.

### LEGAL IMPLICATIONS

43. The Council has the power to dispose of property under Section 123 of the Local Government Act 1972, which requires it to achieve 'best consideration' in any disposal.

### EQUALITY AND DIVERSITY

44. An Isle of Wight Dementia Hub will have a positive impact on all people living with dementia on the Island regardless of any protected characteristic they may have. All dementia services will be fully inclusive
45. The Dementia Hub will have a particularly positive impact on the following protected characteristic:
  - a) Age – Dementia is a condition which predominantly affects people over the age of 65, however it can affect younger people. This project will seek to improve services for all dementia sufferers regardless of their age.

## PROPERTY IMPLICATIONS

46. The council's Property Services Team have explored a number of options for the future use of Parklands. They have obtained marketing advice regarding the Parklands site from local agents. This was obtained to ensure that all options for the building's future use were available for consideration. It was the agents view that if the site were marketed for residential redevelopment, it would have a guide price of between £350,000 and £400,000 (although they provided a range of potential residential values, dependent upon the nature of any scheme, of between £200,000 and £600,000).
47. The agents also considered the option of re-use of the existing building for commercial purposes at a potential value of £385,000 but this does not reflect the necessary cost of refurbishment or the need to ensure vacant possession.
48. The proposed lease of Parklands will generate an annual rental income of £24,000 (subject to standard rent reviews) which represents market value.

## OPTIONS

49. **Option 1** - Cabinet approval for a 25-year lease of the Parklands Centre to be awarded to the Alzheimer Café IW for the purpose of developing an IW Dementia Hub. Where terms of the lease are to be agreed, delegated authority shall be given to the Director of Adult Social Care and Housing Needs.
50. **Option 2** – Cabinet does not approve an award of a 25-year lease of the Parklands Centre to the Alzheimer Café IW.
51. **Option 3** - Cabinet does not approve an award of a 25-year lease of the Parklands Centre to the Alzheimer Café IW. The Parklands site is offered to the market for residential development.
52. **Option 4** – Cabinet does not approve an award of a 25-year lease of the Parklands Centre to the Alzheimer Café IW. The Parklands Centre is re-used for commercial purposes.

## RISK MANAGEMENT

### **Option 1**

53. Inability to raise the required funds to carry out necessary improvements to the Parklands building. This risk will be mitigated by the inclusion of a break clause at no financial penalty to the council should the Alzheimer's Café IW not be able to secure sufficient funding to refurbish the property.

### **Option 2**

54. The Parklands building will continue to deteriorate reducing the options for its future use.
55. Frontline remain in the building with no formal occupancy agreement or lease.



56. The IW Council continue to pay utility charges and other costs associated with running the Parklands building with no agreed rental income or service charges from Frontline.

### **Option 3**

57. This option would in all likelihood require the IW Council to enter into court proceedings to gain vacant possession of the building.
58. Reputational risk for the IW Council as Frontline has occupied the premises for 30+ years and are a charity providing debt advice for vulnerable Island residents.

### **Option 4**

59. This option would require significant capital investment to refurbish the property to a suitable standard for commercial use.
60. This option would in all likelihood require the IW Council to enter into court proceedings to gain vacant possession of the building.
61. Reputational risk for the IW Council as Frontline have occupied the premises for 30+ years and are a charity providing debt advice for vulnerable Island residents

## **EVALUATION**

### **Option 1**

62. To approve in principle for a 25-year lease to be awarded to the Alzheimer Café IW. This commitment from the IW Council will enable the Alzheimer Café IW to progress this essential community-based offer and bring back in to use an under-utilised council asset.

### **Option 2**

63. IW Council retains its property asset but continues to be responsible for the maintenance and bills associated with an under-utilised property. The property will continue to be occupied by Frontline with no formal agreement or lease in place and no income from rental or service charges.

### **Option 3**

64. Has the potential to generate one-off capital receipt of between £350,000 and £400,000 for the IW Council, but would require the IW Council to secure vacant possession of the property with potential court action and reputational risk.

### **Option 4**

65. IW Council retains its property asset but would need to make significant capital investment to refurbish the property for commercial use. This option would also require the IW Council to secure vacant possession of the property with potential court action and reputational risk.

## APPENDICES ATTACHED

Appendix 1	Isle of Wight Dementia Strategy 2022-2023
Appendix 2	Dementia Hub Alternative Sites
Appendix 3	Dementia Hub Parklands – Floor Plans
Appendix 4	Parklands Forecast Upgrade Costs
Appendix 5	Public Health Isle of Wight COVID-19 Health Impact Assessment
Appendix 6	Dementia Strategy Co-production Report (Dec 19)

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