

EPH Modernisation Programme Board

25 October 2013

Present: Paul Edmondson-Jones (Chair), Alice Beckwith, Chris Weeks, Stewart Halliday, Ian Floyd, Graham Terry, Steve Waddington, Nicola Kingdom (Minutes)

Apologies: Tracey Carter

Item		Action
1	Minutes from last meeting	
	The minutes from the meeting held on 25 September 2013 were agreed. Matters arising: All actions complete.	
2	Highlight Report	
	<p><u>Procurement</u> Clarification meetings have been held with each of the three bidders. Preliminary information was received from each of them.</p> <p><u>St Aelred's - Design & Build</u> PC/KH/TC met with the Head, Chair of Governors and a representative from the Diocese on 22 October and reached a compromise agreement. At the Governors meeting on 25 November we hope to get full agreement.</p> <p><u>Site Surveys/Warranties</u> We do not have warranties for the site investigation and survey reports carried out on both sites. We have been unable to secure these for Lowfield but are still trying for Burnholme. It is likely that bidders will either need to repeat these investigations and surveys for themselves, or CYC will need to re-commission and pay again. Either way there is a potential cost implication of around £35 - £40k. AB to email IF requesting him to pursue.</p> <p><u>Service Development Programme – Dementia Care Matters</u> The programme was launched on 24 October. To date three very positive events have been held with over 200 EPH staff attending.</p> <p><u>Update session with Trade Union reps – 17 October</u> An update meeting was held last week. Unison had requested sight of the specifications but it is not appropriate to share these at this point in the process. Further discussion is required around when and how to involve the TUs in the procurement process.</p> <p>The results of the staff preferences questionnaire were not particularly conclusive and will be repeated again in summer/autumn when the winning bidder will have been identified. We will share TUPE information with the bidders.</p> <p><u>Project Resources</u> Glen McCusker is meeting with Addleshaw Goddard to scope</p>	AB

	<p>the legal input required to the project and to agree where costs will be capped.</p> <p>CW updated on the project costs summary, the main change since last Board being the updated external legal costs.</p> <p><u>Feedback from first two clarification meetings with bidders</u></p> <p>Living Wage - AB advised that the bidders have been asked to submit bids highlighting the additional cost for paying the Living Wage. Not necessary to submit variant bids for this.</p>	
3	Preliminary Information from Bidders	
	<p>Preliminary information had been received from each of the three bidders on 7 October including (a) outline site plans and design solutions (b) high level statements about their approach to care and (c) feedback on the proposed contract structure. Care UK had been poor on care aspects. The site and design plans varied in detail, with BUPA having provided the highest level of detail. BUPA had stuck to the brief and had come up with a care home that does everything without being over-developed. All of the developers have good ideas about the use of a community hub, but there are concerns about whether this is affordable and who pays, impact on service charges and actual delivery.</p> <p>There is an issue about the use of CYC capital to allow development of additional capacity for self-funders/profit. The question was raised about whether we are in agreement or should we look at a capital contribution.</p> <p>Bed provision numbers were queried. The numbers work if we continue to support an increasing number of old people in their own homes.</p> <p>It was highlighted that the homes will cater for people with the four stages of dementia.</p>	
4	Any Other Business	
	<p><u>Pensions</u></p> <p>Debbie has received a statement from North Yorkshire to put in the ISDS (Invitation to Submit Detailed Solutions)</p>	
5	Date of Next Meeting	
	The next meeting will be held on Wednesday, 27 November 2pm – 4pm Morrell Meeting Room (SO14).	