

Project Update: Osborne Grove Nursing Home

Nursing care capacity in Haringey:

Osborne Grove Nursing Home is a 32-bed nursing home with 4 residents currently living there. The Home remains under embargo and subject to establishment concerns and no new admissions are accepted. The nursing home has been under establishment concerns for the past 2 years.

Capacity for nursing care provision in Haringey, and indeed in the five boroughs of North Central London, remains insufficient to meet growing demand and increased complexity of needs. At least 80% of Haringey residents in need of nursing care need to be accommodated out of the borough and we remain keen to grow high quality capacity locally.

Feasibility Study:

It remains the Council's intention to develop a high-quality nursing provision at Osborne Grove Nursing Home to achieve outcomes for residents through a model of nursing care (and associated facilities) which is responsive to current and future local need.

Following Cabinet approval in June 2018 to explore options for creating additional and improved care provision on the site of Osborne Grove nursing home, a feasibility study is under way. The brief for the feasibility study has been co-designed through the Osborne Grove Co-Design Steering Group, chaired by the Cabinet Member, and the Group continues to play a role in completing the study.

After a full procurement process, a contract for a multidisciplinary design team to carry out the study was awarded on 7th January 2019. Successful tenderer Frederick Gibberd Partnership (Architects) – selected in part because of their track record and experience in this area of provision – have begun their work and the consultation process with relevant stakeholders. In addition, tenders have been received back for the quantity surveyor role and an appointment is due early March.

It is expected that the feasibility study process will take approximately 14 weeks and will comprise of but is not restricted to:

- Joint visits to local care homes rated highly by the Care Quality commission (CQC)
- Joint stakeholder consultation event at Osborne Grove Nursing Homes
- Engagement with a range of patient groups
- Ecology study
- BREAAAM requirements
- Site plant and planning details
- Massing and design options
- Life cycle costs
- Maintenance issues

The study will define costings for the lifetime of the building, assess the building's future sustainability and environmental impact and will explore the feasibility of providing a mixed-use community offer on the site. The aim is to complete the feasibility study for presentation to Cabinet in June/July 2019. Although this is later than first thought, it is accepted that carrying out more work up front and at this stage will mean that further phases of work are likely to be shorter.

Alongside this work, a sub-group is focusing on the potential mix of uses in the building, including nursing provision, communal space and community facing resources, based on local need and in line with the emerging Ageing Well Strategy for the borough. This work is too feeding into the feasibility study.