



## **THIS ITEM IS FOR INFORMATION ONLY**

**(Please note that "Information Only" reports do not require Integrated Impact Assessments, Legal or Finance Comments as no decision is being taken)**

**Title of meeting:** Community Wellbeing, Health and Care

**Subject:** Victory Unit Update

**Date of meeting:** 26<sup>th</sup> September 2023

**Report by:** Jane Walker, Head of Adult Care & Support

**Wards affected:** All

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### **1. Requested by**

Councillor Matthew Winnington, cabinet member for Community Wellbeing, Health and Care.

### **2. Purpose**

To update the Cabinet Member and opposition spokespeople on progress with creating increased Extra Care units in Portsmouth.

### **3. Information Requested**

The Victory unit was a 19 bed facility attached to Maritime House, an Extra Care service in Hilsea. It is accessible from Maritime and also has a separate front entrance. The Victory Unit is leased from Housing 21, (H21) who are responsible for Maritime House.

The Victory was used for a Rehabilitation Service, but ceased to have this function when the staff and facilities moved to the Jubilee Unit on the first floor of Harry Sotnick House to create an integrated Discharge to Assess, (D2A) and reablement service with Solent NHS Trust. Since this move, the Victory Unit acted for a brief period as a Hospital Discharge Service, but is now vacant.

A kitchen is located between the Maritime and Victory areas and the removal of the rehabilitation service was accompanied by the closure of the kitchen, which was staffed by Portsmouth City Council, (PCC). In February 2023 the kitchen was transferred to H21 under a Licence Agreement.

The Adult Social Care strategic direction with regard to Housing and Support requires the development of additional Extra Care capacity. The proposal is for the lease of the remainder of the Victory Unit to be surrendered to H21 who will adapt the building to provide 9 Extra Care flats with Adult Social Care having 100% of nomination rights. All flats will be ground floor and be designed to include accommodation of people with complex physical care needs.



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Initially the ambition was to begin conversion building work in January 2023. However, there has been delay due to due diligence around lease surrender. There has also been negotiation between the Council and H21 regarding the level of detail in the 'Heads of Terms' and initial specification. There needs to be a balance between the needs of the future residents as represented by the Council and H21 needing a reasonable degree of autonomy in taking the development forward.

These issues have largely been resolved. A level of detail has been provided around lease surrender by H21 regards the costs of building and available funding that supported the view that payment of a surrender fee would not be viable. A meeting in July 2023 resulted in a shared agreement to move forward setting out parameters of design with a mutual commitment to working together as the project progresses.

At the July meeting an agreement to draft a revised, more detailed Heads of Terms was given. This non-legally binding document stipulating the main terms of the surrender of PCC's interest at nil cost in return for delivery of a specification. The specification will have sufficient detail to allow the project to proceed. Once the Head of Terms is in place, an Agreement to Surrender document, drafted initially by H21, will be drawn up that will contain a more detailed specification and a nominations agreement. Discussion is currently taking place regarding modification to the nomination agreement we have across Extra Care with H21. This will inform the nominations agreement for the Victory Unit. This document will be an agreement to surrender the lease, legally bind delivery of the specification and release PCC from its current leasehold obligations. It will commit H21 into meeting certain milestones which will then lead to the surrender being completed.

A further draft Heads of terms was produced by H21 in early August 2023, which addressed most of the issues discussed. Final amendments have been submitted and a meeting is scheduled for 18<sup>th</sup> September 2023, when relevant people are back from leave to sign off the final document and agree a date for surrender.

Until this point PCC remains responsible for the building and is managing security at the site. There were several building and safety issues identified in 2022 most of which have been addressed. Tests and checks continue, and a new fire safety report has been scheduled, which will identify any outstanding or new issues. Any costs will be attributable to the ASC budget until the lease is surrendered.

The project is being managed by management, legal, contracts and operational representatives from H21 and PCC.

### **4. Outcome**

This paper details the process, expected number of and the nomination rights to the units. The outcome for Portsmouth residents is an increase in ground floor extra care capacity, enabling people with care and support needs to maintain their independence.



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Signed by (Director)

**Appendices:**

**Background list of documents: Section 100D of the Local Government Act 1972**

The following documents disclose facts or matters, which have been relied upon to a material extent by the author in preparing this report:

Title of document	Location