

Hampstead Town Ward CIL Worksheet 2018

Please complete and return to info@hampsteadforum.org

<p>1. Your project description</p>	<p>Age UK Camden, Henderson Court Development Application for Section 106/CIL Funding – Hampstead Town and Frognal & Fitzjohns</p> <p>This application is for funding for a capital project to refurbish the existing Henderson Court Site in Hampstead. This site is owned by London Borough of Camden (LBC). Age UK Camden (AUC) has been delivering community and day services at Henderson Court Resource Centre (HCRC) meeting the needs of older people in Hampstead for over forty years. AUC is now planning a refurbishment of the existing HCRC site and development of services for the local community subject to receipt of local CIL funding.</p> <p>The aims of this refurbishment and refit are: To update the building which has not been refurbished for over twenty years to ensure it is ‘fit for purpose’ for our current and future client group. To provide a site to deliver a more comprehensive and structured activities programme for older people in Hampstead; To reflect the needs of older people with complex and higher needs including people living with dementia; To enable space to be rented out to the local community to maximise community engagement in the wider Hampstead Town, Frognal and Fitzjohns area.</p> <p>The Centre currently provides care for a diverse client group: 36 who are living with dementia, 32 who are aged over 85 and people from 6 different faiths. If successful this capital project would enhance the care provided to our current client group, extend the provision to a higher number and even wider demographic of service user and increase the interaction with, and provision for, the wider community.</p>
<p>2. Is this an infrastructure project, as described above, and located in the Hampstead Town Ward?</p>	<p>Yes.</p>
<p>3. How will it improve the lives of residents and offset</p>	<p>The proposed redevelopment will make the building better fit for purpose for the</p>

<p>the impact of development? How does it benefit the wider community?</p>	<p>increasing number of older people with co-morbidity issues both now and in the future. Alongside this it enhances the therapeutic aspect of the environment so that it maximises outcomes thereby supporting people to self manage within their own homes and their own communities. In addition the building will enhance its resources to support multipurpose use thereby supporting cohesion and intergenerational work within the local community.</p> <p>The building work includes: Alteration to the existing kitchen which would be expanded and refitted to enable increased use for local activities; A reconfiguration of the site's existing small offices to maximise their use including for 1:1 support e.g. massage, counselling; A complete refit including those works needed to reflect complex and 'higher needs' older people – including flooring, lights, walls; New signage making it friendly and accessible for older people with complex needs and people living with dementia. In tandem with the building works there will be concerted, local (Hampstead and Frognal/Fitz) community development work to increase the use of the new and expanded service offer. A community worker will engage with the local community, public and voluntary services and local businesses to develop and diversify the service offer and promote Henderson Court Resource Centre as a vibrant local Hub.</p> <p>The Services currently offered (Day Centre Provision, Reablement, Good Neighbour Scheme and Counselling) will continue. In addition we will be able to extend the client numbers able to access discrete services such as lunch club, mental health services and intergenerational opportunities promoting independence within a health and wellbeing agenda. We will also be able to extend the diversity of our service portfolio in response to personalised care with the additional extension and segmentation of space provision.</p> <p>The Centre is currently used by local community groups outside of the Day Centre hours. The proposed changes will enable the current groups to extend the activities that they undertake at the Centre as well as making it more accessible/fit for purpose for other groups to meet at the centre. This will enhance its role as a hub for the community seven days/evenings a week.</p>
<p>4. What is the cost of the project? How much CIL would be required? What other sources of funding have you considered?</p>	<p>AUC commissioned a feasibility study including cost estimates and outline drawings for this project. We are currently having a second opinion to review the costs to ensure they are current and reflect 'value for money'. The current costings are: £226,800 –</p>

	calculated in April 2017.
5. Are there any ongoing costs to Camden?	No additional ongoing costs will be incurred. Depreciation, upkeep and day to day operations will be ongoing as is. Age UK Camden pays a rent to LBC and it is anticipated that this would remain within current levels.
6. How will any other ongoing costs be met?	N/A
7. Who would project manage? Who would be the project champion?	Monica Riveros (Age UK Camden Service Manager) would project manage with the support of the CEO and Resource Centre Managers. The Henderson Resource Centre Manager would be the project champion. Funding includes a project management function including contracted project management function for technical requirements.
8. Are there any potential issues or risks? For example, is consent required? Are there safety or security assessments required?	The LBC is planning the creation of a new building (Pavilion) in the courtyard to the rear of the Resource Centre. This build is primarily for the use of the residents of the Henderson Court Sheltered Block. There is an opportunity to tie in the two initiatives maximising the use of public sector and charitable funds in the interest of the local and wider community of Hampstead. There are ongoing positive discussions with the London Borough Council Senior Staff in relation to this.
9. Other issues?	<p>The Centre currently delivers care with a person centred and asset based approach. We place people's skills, networks and community resources alongside the service users needs and preferences. We have a mixed model of paid staff and volunteers who work together to provide a therapeutic environment which is rich in resource, experience and ultimately positive outcomes. This also provides regular opportunities for intergenerational and cross cultural relationship building. Some of the services that are provided for specific clients include pet therapy, reminisce club, cookery group, music therapy, chair based exercise group and Westminster College Art Class.</p> <p>Nutritional food provision is an important part of the day at Henderson Court with over 4000 lunches served each year to people may not be able to cook for themselves and who value the social aspect of a mealtime. One lady said 'it is the only time I sit with my friends to have a meal'.</p> <p>Ongoing stakeholder engagement and feedback is built into how we work to ensure our service provision remains relevant and we horizon scan/plan for future needs.</p>

We would like to extend this work to reach a greater number and more diverse group of people. If successful this project would enable us to do this.