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<b>REPORT TO:</b>	<b>FINANCE AND MANAGEMENT COMMITTEE</b>	<b>AGENDA ITEM:</b> 12
<b>DATE OF MEETING:</b>	<b>28 NOVEMBER 2002</b>	<b>CATEGORY:</b> <b>DELEGATED</b>
<b>REPORT FROM:</b>	<b>HEAD OF COMMUNITY SERVICES</b>	<b>OPEN</b>
<b>MEMBERS' CONTACT POINT:</b>	<b>SANDRA WHILES (Ext 5712)</b>	<b>DOC:</b> s:\cent_serv\committee reports\finance and management\28 nov 2002\lift.doc
<b>SUBJECT:</b>	<b>SOUTHERN DERBYSHIRE NHS LOCAL IMPROVEMENT FINANCE TRUST (LIFT) APPLICATION</b>	<b>REF:</b>
<b>WARD(S) AFFECTED:</b>	<b>ALL</b>	<b>TERMS OF REFERENCE: FM</b>

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### **1.0 Recommendations**

- 1.1 That the Council should be named as a contracting authority, subject to the Chief Executive being satisfied with the form of the OJEC notice.
- 1.2 That the Economic Development Manager is tasked with examining the feasibility and implications of taking space prior to Members making a final decision in February.
- 1.3 That the Head of Community Services and the Legal and Democratic Services Manager consider the legal implications of each option and that a further report be brought to Members on the level of the Council's involvement in LIFT.

### **2.0 Purpose of Report**

- 2.1 To consider the level of involvement of the Council in the Southern Derbyshire LIFT project.

### **3.0 Detail**

- 3.1 The Chief Executive of the Primary Care Trust came to the October Council meeting to highlight the opportunities associated with the local NHS LIFT project. This included the opportunities for the district to be associated with the redevelopment of the former ambulance centre site in Swadlincote as a phase 1 project.
- 3.2 LIFT will last for 20/25 years. LIFT gives opportunities to include future arrangements for social care premises in the LIFT. Over this timescale the Council may wish to work with Liftco to develop services and access capital through LIFT.
- 3.3 Annexe A contains some information about LIFT generally and the local LIFT application.

### 3.4 The Council has to resolve various issues:-

- ◆ **The OJEC notice.** In order to retain flexibility and safeguard our options it is recommended that the Council should be named as a contracting authority, subject to the Chief Executive being satisfied with the form of the OJEC notice. This would give us the flexibility to address the medium and longer-term issues and opportunities of LIFT. If the Council is not named as a contracting authority in the OJEC notice setting up the project we may not be able sign the Strategic Partnering agreement or take space in future LIFT schemes. If the Council is named as a contracting authority this reserves our position and allows us to consider the extent to which we wish to commit to LIFT. The only commitment at this stage is to take part in the evaluation and selection process in terms of establishing the Liftco partner. A decision on this point is required by 1st December 2002
  
- ◆ **Taking space in Phase I schemes.** This would require the Council to sign up to a 20-year lease plus agreement with Liftco in relation to that space. The proposals for the ambulance centre are at an early stage but there may be benefits to the Council in seeking space for voluntary projects that we currently support by "peppercorn" rents and so releasing our assets. A decision on this point is required within three months of the OJEC notice, around February 2002. It is recommended that the Economic Development Manager is tasked with examining the feasibility and implications of taking space prior to Members making a final decision in February
  
- ◆ **Signing the Strategic Partnering Agreement (SPA) and shareholding.** There are a range of options for the Council. These range from 1) no involvement at all ; 2) to take up lease plus agreements in respect of individual premises without signing the SPA ; 3) to be a participant in the SPA with or without exclusivity; 4) to take up shares in the joint venture company (Liftco) set up to take the Southern Derbyshire LIFT forward. The Council needs to decide its approach on this by financial close, which is anticipated to be within 12 months of the OJEC notice being issued. It is recommended that the Head of Community Services and the Legal and Democratic Services Manager consider the legal implications of each option and that a further report be brought to Members on these points.

### 4.0 Financial Implications

4.1 None at this stage.

### 5.0 Corporate Implications

5.1 LIFT offers an opportunity for the Council to work in partnership to access capital resources to support the redevelopment of local health and social care services.

### 6.0 Community Implications

6.1 LIFT offers real opportunities to develop health and social care facilities in South Derbyshire.

### 7.0 Background Papers

7.1 Letters from Derbyshire Dales and South Derbyshire PCT.