

Older People's Accommodation: Transforming bed-based care for Older People and those with dementia and complex need 13 02 2019

KINGSTON DEMENTIA NURSING HOME - DESIGN CRITERIA

The Design Criteria for the project are to :

- Build a dementia nursing home for older people with a capacity of at least 80 beds on the site of the former Newent House Care Home, Brown's Road, Surbiton, KT5 8SP
- Provide a high quality living and working environment that is attractive to residents/patients and staff and meets criteria for excellence in dementia care
- Be efficient to operate with particular emphasis on i. the care and supervision of patients/residents ii. operation and maintenance of the building
- Achieve a high standard of fire safety, including mechanisms for evacuation of non-ambulant patients and installation of an appropriate active safety system (sprinkler system)
- Building life is expected to be 40 years with three major (landlord responsibility) refurbishments over the life of the building.
- Handover: December 2020

The Council's overall business objectives for the project are :

- To assure an adequate and financially sustainable supply of good quality nursing care in Kingston for older people with higher acuity support needs.
- To develop a commercially viable nursing care business blending income from public funds with income from people who fund their own care.

The Council will own the home and lease the building to a Local Authority Trading Company wholly owned by the Council which will operate the home and provide all services.

The Council will be the contracting body for this contract (Design and Build). The Operator is represented by Nuovohealth, the Council's Consultant Advisors who lead the Programme Team.