

# DBULLETIN

## A Public Private Partnership to Transform the Delivery of Care in Walsall

We were delighted to continue our successful relationship with Housing 21 through the delivery and financial completion of another groundbreaking public private partnership project.

In April, Housing 21 and Walsall Metropolitan Council signed a 30 year contract that will transform the provision of elderly and care services and the choice of care related accommodation in the Borough.

The Project rationalizes the existing residential care facilities throughout the Borough with the construction of a new 'state of the art' dementia facility and the creation of over 275 extra care apartments, with Housing 21 providing residential, intermediate, respite and interim care as well as housing management and maintenance services at each Facility.

In addition, Housing 21 and the Council have undertaken the transfer of over 350 employees, whilst the project has also attracted Housing Corporation funding. As a result, the Project innovatively combines the simultaneous use of revenue and grant funding. With the:

- inclusion of 70 shared ownership properties;
- the utilisation of existing Council sites;
- partnership working with the local PCT;

- delivery of a wide spectrum of care;
- use of a performance based payment regime; and
- the adoption of a genuine partnering construction contract with Inspace Partnerships Regeneration and New Homes Limited,

The Project hits all of the current Government's policy objectives as well as providing the potential to transform elderly services and accommodation in Walsall.

The Walsall Project is the third major public private partnership project that Housing 21 and Devonshires have closed together. It follows hot on the heels of the Oldham Sheltered Housing PFI and Kent Better Homes Active Lives PFI projects and is further evidence of Housing 21's and Devonshires' expertise in delivering major pathfinder projects at the public private sector interface.

For more information please contact:

Paul Buckland on 020 7880 4346 or [paul.buckland@devonshires.co.uk](mailto:paul.buckland@devonshires.co.uk)

Antony Power on 020 7065 1823 or [antony.power@devonshires.co.uk](mailto:antony.power@devonshires.co.uk)