

WILLOW COURT, BASSENHALLY, WHITTLESEY – TENDER FOR CARE CONTRACT

To: **Adults Committee**

Meeting Date: **6 September 2018**

From: **Executive Director, People & Communities**

Electoral division(s): **All**

Forward Plan ref: **2018/044** *Key decision:* **Yes**

Purpose: **To outline the case for tendering the care contract and support contract at Willow Court, Bassenhally, Whittlesey extra care scheme.**

Recommendation: **The Committee is recommended to:**

- a) Agree to tender the care and support contract at Willow Court extra care scheme.**
- b) Delegate award of the contract for Willow Court to Executive Director for People & Communities for decision.**
- c) Delegate award of the contract at Ditchburn Place, Cambridge to Executive Director for People & Communities for decision.**
- d) Delegate award of the contract at Dunstan Court, Cambridge to Executive Director for People & Communities for decision.**
- e) Delegate award of the contract at Moorlands Court, Melbourn to Executive Director for People & Communities for decision.**
- f) Delegate award of the contract Hauxton Extra Care scheme to Executive Director for People & Communities for decision.**

<i>Officer contact:</i>		<i>Member contacts:</i>	
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1.0 BACKGROUND

- 1.1 Extra care housing is defined as specialist accommodation designed to maximise the independence of older people by providing a safe and accessible environment. People retain the independence of having their own home and at the same time benefit from the availability of around the clock social care and housing support.
- 1.2 The Extra Care Commissioning Strategy 2011-2015 was developed in partnership with the district councils and NHS Commissioners. The strategy identified north Huntingdonshire/Whittlesey as a high priority location for the development of a new extra care scheme.

2.0 NEEDS ANALYSIS

- 2.1 Last year, Sheffield Hallam University (SHU) were commissioned to carry out research as part of the Northstowe 'Health New Towns' Project which is supported by NHS England. As part of this work SHU developed a tool to assist other local authorities to more accurately assess the demand for specialist housing, including sheltered and extra care.
- 2.2 SHU used demographic data for those aged 75 and over and carried out an analysis of the 100 local authorities with the greatest level of supply. The model was then further refined to take account of the number of people aged 75 and over with a long-term health condition or disability.
- 2.3 The model advises that by 2025 an additional 83 units of extra care housing will be required in Fenland.

3.0 WILLOW COURT EXTRA CARE SCHEME

- 3.1 The scheme is being developed by the Longhurst Group and will consist of 60 flats of which, there will be 47 x 1 bed and 13 x 2 beds. It is envisaged that Willow Court will include specific provision for people living with dementia. The scheme is due to be completed in Autumn 2019.
- 3.2 Extra care housing schemes are an integral part of the 'prevention' agenda. The supportive environment in schemes enables older people to live independently for longer and improves health and wellbeing outcomes thereby delaying or preventing the use of residential care. In the Whittlesey area, the Council has experienced on-going issues sourcing homecare as staff have to travel longer distances and for lower level packages of care these are not financially viable for home care agencies. In the case of people living with dementia, they may decide to move into an extra care scheme at a time when their care needs are relatively low but making the move earlier enables them to become familiar with the environment. This can help to reduce or delay the use of more residential care.
- 3.3 Extra care schemes, including the services available within the schemes are specifically designed to cater for the needs of older people. It is not uncommon for people's care needs to decrease. One example is the availability of a lunch time meal. This provides a nutritious meal cooked on the premises and the opportunity to socialise

with other people, thereby improving people's health and wellbeing. This delivers improved outcomes for the individuals and efficiencies for the Council in some cases.

4.0 CARE AND SUPPORT SERVICE

- 4.1 In extra care schemes, the Council tenders for a flexible core and add-on contract. Generally this would be for a total of 203 hours per week, which provides 140 daytime hours and 63 hours waking night cover. This ensures that during peak day time hours, more than one member of staff will be available to provide care. Any additional hours above the daytime core of 140 are dependent upon the assessed care needs of the tenants.
- 4.2 An allocations policy will be put in place to setting out the criteria for applicants to ensure that prospective tenants would benefit by moving into the scheme and this will ensure that resources are used effectively to maintain a balanced community of people with a range of needs.

5.0 DELEGATE AWARD OF THE CONTRACT FOR DITCHBURN PLACE EXTRA CARE SCHEME

- 5.1 In March 2018, Adults Committee agreed to tender care and support contract at Ditchburn Place, Cambridge, see Appendix 1.
- 5.2 The procurement is currently underway. Adults Committee is requested to agree to delegate the award of the contract to Executive Director for People & Communities for decision.

6.0 DELEGATE AWARD OF THE CONTRACT FOR DUNSTAN COURT EXTRA CARE SCHEME

- 6.1 In March 2018, Adults Committee agreed to tender care and support contract at Dunstan Court, Cambridge, see Appendix 1.
- 6.2 The procurement is currently underway. Adults Committee is requested to agree to delegate the award of the contract to Executive Director for People & Communities for decision.

7.0 DELEGATE AWARD OF THE CONTRACT FOR MOORLANDS COURT EXTRA CARE SCHEME

- 7.1 In March 2018, Adults Committee also agreed to tender care and support contract at Moorlands Court in Melbourn, see Appendix 1.
- 7.2 The procurement is currently underway. Adults Committee is requested to agree to delegate the award of the contract to Executive Director for People & Communities for decision.

8.0 DELEGATE AWARD OF THE CONTRACT FOR HAUXTON EXTRA CARE SCHEME

- 8.1 In July 2018, Adults Committee agreed to tender care contract at Hauxton, see

Appendix 1.

- 8.2 Adults Committee is requested to agree to delegate the award of the contract to Executive Director for People & Communities for decision.

9.0 RECOMMENDATION

- 9.1 It is recommended that the Council commissions a flexible care contract for Willow Court for 3 years with an option to extend up to a further year.
- 9.2 Adults Committee is recommended to agree to delegate award of the contracts at Ditchburn Place, Dunstan Court, Moorlands Court and Hauxton.

10.0 ALIGNMENT WITH CORPORATE PRIORITIES

10.1 Developing the local economy for the benefit of all

The following bullet points set out the details of implications identified by officers:

- Additional employment opportunities.
- Recreational and other facilities would be available to the local community.

10.2 Helping people live healthy and independent lives

The following bullet points set out details of implications identified by officers:

- People will be enabled to live in their own homes for as long as possible
- Potential reduction in the use of residential care.

10.3 Supporting and protecting vulnerable people

Extra care housing schemes provide for the availability of 24/7 care to support independent living for some of the most vulnerable members of society.

11.0 SIGNIFICANT IMPLICATIONS

11.1 Resource Implications

Similar schemes to Willow Court have cost in the region of £170,000 per annum but the final costs will be determined through a competitive tender and usually there are a healthy number of responses. People moving into the scheme should already be in receipt of social care services and therefore overall there should not be significant additional resource implications.

11.2 Procurement/Contractual/Council Contract Procedure Rules Implications

Work is underway with LGSS Procurement to apply Contract and Procurement Rules and Public Contract regulations.

11.3 Statutory, Legal and Risk Implications

There are no significant implications for this priority.

11.4 Equality and Diversity Implications

The extra care housing scheme at Willow Court will provide additional facilities which would also be available to older people in the wider community. These would include restaurant and recreational facilities as well as health and social care services such as intermediate care, assistive technology and outreach support.

11.5 Engagement and Communications Implications

Peterborough Borderline Local Commissioning Group and Fenland District Council consulted with Patient Participation Groups in Whittlesey and they are supportive of the scheme.

Fenland District Council held a consultation event with the local community prior to the planning application being submitted. This was very positive and it enabled local people to learn more about the proposal and to comment upon the initial plans for the scheme. The event also provided an opportunity for people to learn more about extra care and the range of facilities that would also be available to the local community.

In addition, the landlord carried out consultation with tenants in their existing extra care housing schemes to ensure lessons learned from previous developments are incorporated into the new scheme.

11.6 Localism and Local Member Involvement

Local members are aware of the development in Whittlesey and have been invited to events organised by the housing provider.

11.7 Public Health Implications

There is an evidence base that suggests extra care housing can deliver improved health outcomes and improved quality of life.

Implications	Officer Clearance
Have the resource implications been cleared by Finance?	Yes Name of Financial Officer: Stephen Howarth
Have the procurement/contractual/Council Contract Procedure Rules implications been cleared by Finance?	Yes Name of Financial Officer: Paul White
Has the impact on statutory, legal and risk implications been cleared by LGSS Law?	Yes Name of Legal Officer: Allis Karim

Have the equality and diversity implications been cleared by your Service Contact?	Yes Name of Officer: Will Patten
Have any engagement and communication implications been cleared by Communications?	Yes Name of Officer: Jo Dickson
Have any localism and Local Member involvement issues been cleared by your Service Contact?	Yes Name of Officer: Will Patten
Have any Public Health implications been cleared by Public Health	Yes Name of Officer: Tess Campbell

Appendix 1 - March 2018 Committee paper relating to procurement of extra care services	Cambridgeshire County Council website
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