

**HAUXTON EXTRA CARE SCHEME – TENDER FOR CARE CONTRACT**

*To:* **Adults Committee**

*Meeting Date:* **19 July 2018**

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

*Electoral division(s):* **All**

*Forward Plan ref:* **2018/045**      *Key decision:* **Yes**

*Purpose:* **To outline the case for tendering the care and support contract in Hauxton extra care scheme.**

*Recommendation:* **The Committee is recommended to agree to tender the care contract at Hauxton extra care scheme.**

<b><i>Officer contact:</i></b>	<b><i>Member contacts:</i></b>
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## **1. BACKGROUND**

- 1.1 Hauxton in South Cambridgeshire was originally identified as a strategic site that offered the opportunity to develop a new scheme in the Extra Care Commissioning Strategy 2011-15. Unfortunately, the scheme was delayed due to contamination on the site and planning issues. The development at Hauxton will consist of 380 homes including the extra care scheme.
- 1.2 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.

## **2.0 NEEDS ANALYSIS**

- 2.1 In 2017, Sheffield Hallam University (SHU) were commissioned to carry out research as part of the Northstowe 'Healthy New Towns' Project which is supported by NHS England. As part of this work SHU developed a tool to assist local authorities to more accurately assess the demand for specialist housing, including sheltered and extra care. 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. The model advises that by 2025 an additional 64 units of extra care housing will be required in South Cambs area.

## **3.0 THE HAUXTON EXTRA CARE SCHEME**

- 3.1 BPHA (Bedfordshire Pilgrim Housing Association) are developing the extra care scheme and there have been regular meetings with BPHA, South Cambridgeshire District Council and the County Council. The scheme will consist of 70 flats, of which 45 will be 2 bedroom leasehold properties and 25 x 1 bedroom rented flats. BPHA envisage that the scheme will open in February/March 2019.
- 3.2 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.
- 3.3 The Council usually 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.
- 3.4 Similar schemes have cost in the region of £170,000 per annum but the final costs will be determined through a competitive tender. The Council are working with BPHA to identify where added value can be achieved in supporting the wellbeing of residents

and people living in the wider community

3.5 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 City and South Cambs there is a lower rate of care home beds per 1,000 people than the county average and there are also capacity issues with regard to the availability of homecare.

#### **4.0 RECOMMENDATION**

4.1 It is recommended that the Council commissions the contract for the scheme at Hauxton for 3 years with an option to extend for a further year.

#### **5.0 ALIGNMENT WITH CORPORATE PRIORITIES**

##### **5.1 Developing the local economy for the benefit of all**

There are no significant implications for this priority.

##### **5.2 Helping people live healthy and independent lives**

The following sets out the details of the 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.

##### **5.3 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.

#### **6.0 SIGNIFICANT IMPLICATIONS**

##### **6.1 Resource Implications**

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. The Council would expect to achieve a competitive rate for the contract as usually there are a healthy number of responses to tenders in extra care schemes.

##### **6.2 Procurement/Contractual/Council Contract Procedure Rules Implications**

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

##### **6.3 Statutory, Legal and Risk Implications**

There are no significant implications within this category.

**6.4 Equality and Diversity Implications**

There are no significant implications for this priority.

**6.5 Engagement and Communications Implications**

There are no significant implications within this category.

**6.6 Localism and Local Member Involvement**

There are no significant implications within this category.

**6.7 Public Health Implications**

There is an evidence base that suggests extra care housing improves health and well-being outcomes for older people.

<b>Implications</b>	<b>Officer Clearance</b>
<b>Have the resource implications been cleared by Finance?</b>	Yes Name of Financial Officer: Stephen Howarth
<b>Have the procurement/contractual/ Council Contract Procedure Rules implications been cleared by Finance?</b>	Yes Name of Financial Officer: Paul White and Chris Malyon
<b>Has the impact on statutory, legal and risk implications been cleared by LGSS Law?</b>	Yes Name of Legal Officer: Allis Karim
<b>Have the equality and diversity implications been cleared by your Service Contact?</b>	Yes Name of Officer: Oliver Hayward
<b>Have any engagement and communication implications been cleared by Communications?</b>	Yes Name of Officer: Matthew Hall
<b>Have any localism and Local Member involvement issues been cleared by your Service Contact?</b>	Yes Name of Officer: Oliver Hayward
<b>Have any Public Health implications been cleared by Public Health</b>	Yes or No Name of Officer:

<b>Source Documents</b>	<b>Location</b>
None	