

ADULT SOCIAL CARE & HEALTH CABINET MEMBER MEETING

Agenda Item 63

Brighton & Hove City Council

Subject:	Vernon Gardens Extra Care Housing – Approval to Tender		
Date of Meeting:	15 th March 2010		
Report of:	Denise D'Souza – Acting Director of Adult Social Care & Health		
Contact Officer:	Name: Judith Cooper	Tel: 29-6313	
	Contracts Manager		
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Key Decision:	No		
Wards Affected:	All		

FOR GENERAL RELEASE

1. SUMMARY AND POLICY CONTEXT:

- 1.1 This report has been presented to the Adult Social Care & Health Cabinet Member Meeting as an opportunity to take forward work related to the Personalisation agenda and the transformation of Adult Social Care by the provision of an Extra Care Housing scheme for Brighton and Hove residents of working age with a range of complex Physical Disabilities.
- 1.2 Its purpose is to seek approval from the Cabinet Member for Adult Social Care & Health to go out to tender for the provision of care and support for the residents who will be living in 10 units of accommodation in Vernon Gardens with the aim of such service commencing in August 2010.
- 1.3 That the figure for the tender is not as yet known, as it will be based on the value of the support packages that the potential residents receive; but over the 3 years it is likely to exceed £500,000.

2. RECOMMENDATIONS:

- 2.1 That approval is given to go out to tender for a 3-year contract for the provision of care and support services for the residents who will be living in the 10 units of accommodation comprising the new Extra Care Housing Scheme for people with Physical Disabilities at Vernon Gardens.

3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:

- 3.1 Brighton & Hove currently has 40 residents with physical disabilities in long-term residential care, of which 13 are living in the City and 27 are living out of City. Of the 13 living locally 6 are in specialist provision for people with physical disabilities and the remainder are in older people's care establishments which have been assessed as suitable for their needs (all 7 are over the age of 50).
- 3.2 The project at Vernon Gardens is an opportunity to increase the volume of accessible accommodation within the local area for this service user group. Vernon Gardens will provide 10 units of specialist accommodation for people with a physical disability within the Brighton & Hove area and has been partially funded through the Extra Care Housing Fund held by the Department of Health and which BHCC successfully bid for. As a result there are some conditions to the model of extra care to be delivered, the primary consideration being around the need for 24/7 cover all year round.
- 3.3 Extra Care housing offers flexible care, with 24-hour support from social care and health teams. People living within extra care housing facilities have their own private flat or bungalow but also have access to meals, domestic support, leisure and recreation facilities, nursing care where necessary and 24/7 security to create a genuinely safe environment. Extra care housing also provides an opportunity for some to invest their assets in the property by purchasing their living space (this has happened at Patching Lodge).
- 3.4 The registered social landlord for the accommodation is Guinness Care & Support Ltd who manage 5 other extra care housing schemes in the south of England, plus many other types of housing scheme. The Community Space that is a key part of the development will be held on licence by the Federation of Disabled people with the aim of developing a social enterprise.
- 3.5 Still under discussion are the models for care and support. As a key part of the BHCC commitment to 'Putting People First' and personalisation of services, funding was secured from the Institute of Excellence South East to engage consultants to work with the potential residents so that they could make decisions about their preferred models for care and support.
- 3.6 During January and February 2010 a series of events have been organised for the potential residents, their families, carers and others, to attend and participate in group and individual discussions. 9 potential residents have attended and the response has been very positive to date.
- 3.7 The Service Models for Care and Support under consideration include:
 - A fully Commissioned Service by BHCC

- A part Commissioned Service by the Local Authority
- Utilising Personal Budgets and Individual Commissioning
- Pooling Personal Budgets

All models have pros and cons and these have been highlighted. The decision on which model is preferred (or a combination thereof) will be made by the service users at the end of February 2010 and the support service model will then be tendered out.

3.8 As the residents are not yet finalised and the model is not yet confirmed it is difficult to put a value on the contract at this time. However, due to the 24/7 care requirement the service users who become residents at Vernon Gardens will be receiving complex packages of social care.

3.9 Additionally, whilst it is not possible to give an exact figure, the total for a 3 year contract will be in excess of the Standing Orders requirement to seek tenders for the service. Due to the tight deadline the project is operating to (August 2010) it is important that the procurement process commences as soon as possible and is seen to be transparent and open.

4. CONSULTATION

4.1 The Vernon Gardens project has been in subject to discussion within the senior management of Adult Social Care and Housing, as well as with partner organisations and third sector partners such as Guinness Care & Support Ltd and the Federation of Disabled People.

4.2 Consultation is also underway with the potential residents, their families and carers.

5. FINANCIAL & OTHER IMPLICATIONS

Financial Implications

5.1 The current average gross unit costs for long-term residential care for Physical Disabilities is approximately £1,030 per week. For those clients living out of the City and with complex needs the costs are considerably more, ranging between £1,500 and £1,800 per week.

5.2 It will be important that the process of identifying and moving residents from existing long-term placements is carefully managed to ensure that care costs are contained within the Community Care budget and the impact on future years is assessed. The provision of 10 additional units should help to reduce current unit costs and provide better value for money.

Finance Officer Consulted: Anne Silley Date: 17 February 2010

Legal Implications:

- 5.3 The services referred to in this report are 'Part B' service for the purpose of EU procurement law and UK procurement Regulations, and therefore not subject to the full application of either. The Council is nevertheless required to comply with EU Treaty objectives of non-discrimination and openness in procurement, as well as comply with its obligation to seek Value for Money. If the value of the subsequent contract is in excess of £75,000 it must be in a form approved by the Head of Law.
- 5.4 The Council must take the Human Rights Act into account in respect of its actions but it is not considered that any individual's Human Rights Act rights would be adversely affected by the recommendations in this report.

Lawyer Consulted: Sonia Likhari

Date: 22nd February 2010

Equalities Implications:

- 5.5 There are no equalities implications arising from this report. The decision not to undertake an Equalities Impact Assessment was because the report does not fall within the criteria whereby one would be required, e.g. developing a new policy.

Sustainability Implications:

- 5.6 The procurement arrangements that are planned include significant considerations on sustainability; no organisation could satisfy the procurement requirements without addressing sustainability issues.

Crime & Disorder Implications:

- 5.7 There are no implications for crime and disorder.

Risk & Opportunity Management Implications:

- 5.8 The main risks associated with these increases are financial and have been set out in the Financial Implications section.

Corporate/Citywide Implications:

- 5.9 The recommendations of this report are in line with the Council's Corporate Priority, 'Better Use of Public Money', and the need to keep the costs of delivering services under careful review.

6. EVALUATION OF ANY ALTERNATIVE OPTION(S)

- 6.1 Due to specific Department of Health funding allocated specifically for Extra Care housing, no alternative options were under consideration.

7. REASONS FOR REPORT RECOMMENDATIONS

- 7.1 The report recommendations are made within the context of supporting the aims of 'Putting People First', the personalisation agenda and providing needed accommodation for people with physical disabilities within the Brighton & Hove area.

SUPPORTING DOCUMENTATION

'Putting people first: a shared vision and commitment to the transformation of adult social care' (December 2007)

LAC(DH)(2009)1: Transforming adult social care (March 2009)

