

Decision Pathway – Report



PURPOSE: Key decision

MEETING: Cabinet

DATE: 02 October 2018

TITLE	Better Lives at Home – Care and Support in new Extra Care Housing schemes	
Ward(s)	All	
Author: Sarah Evens	Job title: Commissioning Manager	
Cabinet lead: Helen Holland	Executive Director lead: Jacqui Jensen, Executive Director ACE	
Proposal origin: BCC Staff		
Decision maker: Cabinet Member		
Decision forum: Cabinet		
<p>Purpose of Report: The Council proposes to award Care and Support Contracts within new build Extra Care Housing (ECH) schemes opening in 2018/19/20 in order to:</p> <ul style="list-style-type: none"> • Take full advantage of capital investment in new ECH schemes as agreed by Cabinet in October 2012 • Meet our objective to expand ECH provision in the city, as per the Bristol Retirement Living Vision • Contribute to financial savings laid out in the Better Lives at Home project, part of the Better Lives Programme. <p>Additionally the Council proposes to secure the development and provision of two additional ECH sites in 2018/19 and to carry out a needs analysis of future requirements under the auspices of the Better Lives at Home project.</p> <p>Full information can be found in Appendix A 1. A summary of the new Extra Care Housing care and support proposals can be found in the table below:</p>		
Site/ECH Scheme Name	Status	Approval sought from Cabinet
Stoke Gifford Retirement Village	Opening Autumn 2018	None – information only
New Fosseyway	Procurement Process to be planned	To authorise the Executive Director of Adults, Children and Education (in consultation with the Director for Housing and the Executive Member for Adult Social Care) to take the necessary steps to deliver an Extra Care Scheme on the New Fosseyway site.
Haberfield House	Opening later in 2018	To approve the procurement, via a negotiated procedure without a call for competition, of the Care and Support Contract within Haberfield House Extra Care Housing scheme.
Redhouse	Due to open early 2020	To approve the procurement, via a negotiated procedure without a call for competition, of the Care and Support Contract within Redhouse Extra Care Housing scheme.
Blake Centre	Procurement Process to be planned	To authorise the Executive Director of Adults, Children and Education (in consultation with the Executive Member for Adult Social Care and the Director for Housing) to take the necessary steps to deliver an Extra Care Scheme on the Blake Centre site.
Other potential sites to be identified	To be identified	A fully revised needs analysis and future plans under Better Lives at Home to be the subject of a future cabinet report.

A map of the above new schemes and established ECH schemes can be found in Appendix A 2.

Evidence Base:

ECH can provide a means of enabling people to have their care needs met while retaining their independence and avoiding admission to residential care. Increasing the availability of ECH in Bristol will contribute to a lower spend in residential care and the efficiency of having care workers and service users co-located. Additionally, ECH helps to ease pressure on local housing markets by freeing up under-occupied properties. According to an Aston University Study, older people who live in Extra Care Housing have fewer hospital admissions and feel less lonely than those who stay in their own homes.

Better Lives at Home

Better Lives at Home is a project within the Better Lives Programme in Adult Care and a partnership between Adult Care Commissioning and Housing Development to develop and deliver Supported Accommodation for working age adults and Extra Care Housing (and other provision) for older people. Further information is contained in Appendix A. An updated analysis of the need for ECH for older people and supported accommodation for working age adults in Bristol is underway. We will review our approach to Extra Care Housing and design pathways and processes in partnership with providers to ensure that this provision meets the needs of as many people as possible until the end of their lives.

Care and Support within Extra Care Housing

Where Bristol City Council has nomination rights into an Extra Care Housing scheme, a contract for the delivery of care and support to residents is required. The alternative would be to commission care and support with multiple homecare providers. The benefit of one single care and support provider for ECH is that care and support is on site 24hrs and ad hoc support is available when required, further maximising independence and outcomes. Although Residents can choose an alternative care provider, in practice few tend to do so.

In recent years, there is an increasing trend that developers of ECH schemes require greater certainty of Care and Support contracts before considering making a bid for new developments. In Bristol these two aspects have not always been brought together. In order to attract the most quality bidders, and secure the level of development required, it may be necessary to procure and award some care and support contracts that do not align with the current tender timetable. The Better Lives at Home Project Team are working with colleagues in procurement to identify models that are working elsewhere.

Recommendations:

1. To authorise the Executive Director of Adults, Children and Education (in consultation with the Director for Housing and the Executive Member for Adult Social Care) to take the necessary steps to deliver an Extra Care Scheme on the New Fosseyway site. Such authority will include determining terms for disposal of the site and the procuring and award all necessary contracts and agreements relating to the development and operation of the scheme and the delivery of all associated services.
2. To approve the procurement, via a negotiated procedure without a call for competition, of the Care and Support Contract within Haberfield House Extra Care Housing scheme, and delegate authority to the Executive Director, ACE in consultation with the Executive Member for Adult Social Care to undertake the procurement process and award the Contract
3. To approve the procurement, via a negotiated procedure without a call for competition, of the Care and Support Contract within Redhouse Extra Care Housing scheme, and authorise the Executive Director Adults, Children and Education in consultation with the Executive Member Adult Social care to undertake the procurement process and award the contract.
4. To authorise the Executive Director of Adults, Children and Education (in consultation with the Executive Member for Adult Social Care and the Director for Housing) to take the necessary steps to deliver an Extra Care Scheme on the Blake Centre site, such authority to include determining terms for disposal of the site and the procuring and award all necessary contracts and agreements relating to the development and operation of the scheme and the delivery of all associated services.

Corporate Strategy alignment: This report aligns with the 'Empowering' and 'Caring' strategic themes. It also contributes to the priority to build an additional 800 affordable homes a year.

City Benefits: These proposals will benefit the city by establishing more Extra Care Housing Schemes, enabling people to have their care needs met while retaining their independence and avoiding admission to residential care. Increasing the availability of ECH in Bristol will therefore contribute to a lower spend in residential care and the efficiency of having care workers and service users co-located. Additionally, ECH helps to ease pressure on local housing markets by freeing up under-occupied properties.

Consultation Details: As part of the Better Lives at Home Project; Commissioners plan to consult with older people and their families on the design and implementation of new Extra Care Housing Schemes. The community local to a new site will also be consulted and market engagement is planned for the Autumn.

Revenue Cost	£ unknown at present	Source of Revenue Funding	n/a
Capital Cost	£ unknown at present	Source of Capital Funding	n/a
One off cost <input type="checkbox"/>	Ongoing cost <input checked="" type="checkbox"/>	Saving Proposal <input type="checkbox"/>	Income generation proposal <input type="checkbox"/>

Required information to be completed by Financial/Legal/ICT/ HR partners:

1. Finance Advice: There is capital funding available in the current financial year to support the development of ECH schemes of £1.624m. This is recognised to be a priority investment area and should the further investment be required there is likely to be political support to approve additional funding. The revenue funding for the care on the various ECH schemes will come from a reduction in budget for residential care and support the overall delivery of the Better Lives savings proposals.

Finance Business Partner: Neil Sinclair, Interim Finance Business Partner, 31/7/2018

2. Legal Advice:

Procurement

All procurement activities detailed in the report and the recommendations will need to comply with the Public Contract Regulations 2015, and the Council's own procurement rules. Property disposals will need to achieve best value. Legal Services will assist in the procurement process in each case and in the preparation of the legal documentation and contracts required to deliver the projects.

Equalities

The Public Sector Equality duty requires the decision maker to consider the need to promote equality for persons with "protected characteristics" and to have due regard to the need to i) eliminate discrimination, harassment, and victimisation; ii) advance equality of opportunity; and iii) foster good relations between persons who share a relevant protected characteristic and those who do not share it.

The Equalities Impact Assessment is designed to assess whether there are any barriers in place that may prevent people with a protected characteristic using a service or benefiting from a policy. The decision maker must take into consideration the information in the check/assessment before taking the decision.

A decision can be made where there is a negative impact if it is clear that it is necessary, it is not possible to reduce or remove the negative impact by looking at alternatives and the means by which the aim of the decision is being implemented is both necessary and appropriate.

Consultation

Consultation will take place in connection with the design of the proposed schemes. It will be important that this consultation complies with the general principles of effective consultation i.e. the proposals are consulted on at the formative stage; sufficient reasons have been given for the proposals; adequate time is allowed for consideration and response, and the responses are taken into account in reaching any decisions.

Legal Team Leader: Kate Fryer, Solicitor, Legal Services, 20/9/2018

3. Implications on IT: The "Better Lives" programme referenced within this initiative does have IT Implications and these are being addressed as part of that programme. For this specific initiative, however, there are no identifiable IT implications.

IT Team Leader: Ian Gale, Head of IT, 16/8/2018

4. HR Advice: The Extra Care Housing proposals as set out in the report will not have any HR impact on Bristol City Council employees as they are currently intended to be implemented. It is assumed that if there should be any significant changes going forward with these proposals, then an amended version of the report would be submitted for further and updated comments.

HR Partner: Lorna Laing, People & Culture HR Business Partner – ACE, 24/8/2018

EDM Sign-off	Jacqui Jenson	08.08.18
Cabinet Member sign-off	Cllr Helen Holland	13.08.18
CLB Sign-off	Jacqui Jenson	21.08.18
For Key Decisions - Mayor's Office sign-off	Mayor's Office	03.09.18

Appendix A – Further essential background / detail on the proposal	YES
Appendix B – Details of consultation carried out - internal and external	NO
Appendix C – Summary of any engagement with scrutiny	NO
Appendix D – Risk assessment	NO
Appendix E – Equalities screening / impact assessment of proposal	YES
Appendix F – Eco-impact screening/ impact assessment of proposal	YES
Appendix G – Financial Advice	NO
Appendix H – Legal Advice	NO
Appendix I – Combined Background papers	NO
Appendix J – Exempt Information	NO
Appendix K – HR advice	NO
Appendix L – ICT	NO