

Cabinet – 2 November, 2005

Report of the Director of Adult, Community and Housing Services

Report on consultation in respect of future development of Local Authority Residential Homes and the further development of Housing with Care

Purpose of Report

1. To inform Cabinet on progress associated with consultation in respect of future arrangements of residential care for older people and the further development of Housing with Care as presented to the Cabinet in June 2005.

Background

2. A joint report of the Director of Social Services and the Director of Housing was presented to Cabinet on 15 June 2005.
3. The report informed Cabinet of progress on proposals for future arrangements of residential care for older people and further development of Housing with Care, further to an initial report to the Cabinet of November 2003.
4. Cabinet approved the following proposals:
 - Support in principle to the development of up to 5 new Housing with Care Schemes over the next 10-15 years.
 - Approval in principle to the closure and re-provision of Arcal Lodge as a residential home, subject to consultation with existing residents and their relatives.
 - The capital receipt from the sale of Arcal Lodge land be used for re-investment into Housing with Care, subject to Council approval.
 - Approval in principle to the re-provision of Tiled House residential home to a supported living Housing with Care scheme, subject to consultation with existing residents and their relatives.
 - Approval to strategic partnering agreements with Housing Association(s) for the future development of Housing with Care.

5. Following the report to Cabinet existing residents, their relatives and staff were consulted in both Arcal Lodge and Tiled House respectively on future arrangements.
6. Residents were spoken with on an individual basis by staff who know them. During this engagement the proposals were explained and relatives and/or friends to be involved in the consultation process were identified. Relatives and/or friends were written to inviting them to attend meetings, arranged at a variety of times, to discuss the proposals which were outlined in a briefing note enclosed with the letter (see Appendix 1).

Arcal Lodge

7. Consultation sought to achieve the maximum level of understanding of proposals and this was aided by the use of correspondence and the briefing note. The majority of relatives (91%) and all residents have been involved in consultation.
8. The proposals were put to residents and relatives regarding re-provision in partnership with an independent residential provided or with a Housing with Care scheme. Concerns expressed were associated with possible isolation in Housing with Care apartments and the ability to maintain levels of care currently being provided.
9. The over-riding concern of the majority was that any re-provision of the facility should be as close to the current location as possible.

Tiled House

10. As with Arcal Lodge, consultation was supported by correspondence and a briefing note. Some 92% of relatives and all residents have been engaged in consultation. The relatives highly praised the work of Tiled House and were very positive about the proposals for re-provision as a supported living Housing with Care Scheme. Suggestions were made to the inclusion of therapy and treatment rooms for General Practitioner visits. Concern was expressed on the ability of some residents currently at Tiled House to live within a Housing with Care scheme.
11. All the concerns noted will contribute to the proposed specification for re-provision of Arcal Lodge and Tiled House, particularly in respect of continuity of care and location. It should be noted that the Royal Commission for Long Term Care (1999) supports the replacement of residential care with Housing with Care given the perception of better quality of life for service users and cost effectiveness.
12. The Directorate is not seeking the strategic replacement of all Local Authority residential homes as it is focusing on future arrangements for Arcal Lodge and Tiled House respectively. As identified in the June

2005 Cabinet report there is a need for the continued presence of Dudley MBC in the residential care market as a provider of facilities which may meet different aspirations and expectations, for example providing en suite bathrooms.

13. Staff at both Arcal Lodge and Tiled House have been engaged in the consultation process as employees in conjunction with their Trade Unions. Staff meetings have been held in addition to meetings with Trade Union representatives.
14. The process has given indication that there is overall support for re-provision of the residential care home facility of Arcal Lodge and new provision of care within a Housing with Care setting for Tiled House.
15. This proposal will contribute to the Corporate Priority of increasing the number of older people who can remain living in their own homes and of providing quality services.

Finance

16. Funding streams for the Cabinet approved proposals contained within the June 2005 Cabinet report remain unchanged at this time.
17. It should be noted that re-provision of Arcal Lodge and developments at Tiled House will be subject to financial modelling.

Law

18. The Council may provide accommodation for older people and/or adults with disabilities etc. under Section 21 of the National Assistance Act 1948. Section 22 of the Housing Act 1996 would empower the Local Authority to make a grant to a Registered Social landlord for them to build accommodation for persons in need.
19. The Council must comply with the Human Rights Act 1998 Article 8, Right to respect for private and family life, the home and correspondence. It is necessary to consider whether any improvement on these rights is legitimate and proportional.

Equal Opportunities

20. Equality and diversity implications are integral to this report. Applications for tenancies will address the needs of the diverse population of the Borough.

Recommendation

21. It is recommended that: -

- That Cabinet receives and comments on the progress described.
- That Cabinet gives approval for the closure and re-provision of Arcal Lodge, as far as is practicable, in the near vicinity of the existing building.
- That Cabinet approves, subject to Council Approval, that any capital receipts from the sale of Arcal Lodge land is re-invested into Housing with Care developments.
- That Cabinet gives approval to the re-provision of Tiled House as a supported living Housing with Care scheme on the existing site, subject to planning approval.
- That Cabinet approves the creation of a strategic partnership with interested Registered Social Landlords(s) through a tendering process.
- That Cabinet authorises the Director of Adult, Community and Housing Services to carry out the recommended actions.



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List of Background Papers

Residential Care of Older People and Disabled People in Dudley, Executive Report 19/11/03

Extra Care Housing Bid, Cabinet Report 27/10/04

Future Developments of Local Authority Residential Homes and the further development of Housing with Care, Cabinet Report 15/06/05.

Appendix 1 – Briefing Note for Residents, Relatives and Staff (attached)

Briefing Note

Future Development of Local Authority Residential Homes and the further development of Housing with Care

At a meeting of DMBC Cabinet on 15 June a report was discussed on proposals for future improvements to residential care for older people.

The Council believes that Dudley MBC should continue to provide residential care homes for older people whilst at the same time developing more Housing with Care Schemes. The Council also believes that the accommodation it offers should be of the highest standard. Two homes – Arcal Lodge and Tiled House – have been identified as offering us the opportunity to achieve that dual ambition.

Arcal Lodge was last refurbished 15 years ago. Its room sizes are small and well below National Minimum Standards and it does not have en suite bathroom facilities, which the Council believes is the standard it should be aiming for (3 of our homes already have en suite facilities). Refurbishment of Arcal Lodge to the required standards could cost at least £250,000 and would result in a 50% reduction in places, which would effectively double its unit costs, making it economically unviable. It is therefore being proposed that the re-provision of the building should be considered - with staff, relatives and residents being fully consulted on the best way to achieve this. There are a number of options, including working in partnership with an independent provider.

Tiled House is also in need of an upgrade of facilities; it sits on a sizeable piece of land and there is an opportunity to re-provide the service by building a Housing with Care Scheme on the available land which would have the modern facilities of individual tenancies, en suite accommodation, leisure and recreation facilities, as well as 24 hour care teams. Staff, residents and their relatives would be fully consulted on the options.

Our aim would be for all current residents and staff to continue living and working in the new schemes but we would make alternatives available where requested.

For further information please contact Valerie Beint, Assistant Director Older People & Physical Disability on 01384 815802 or Brian Nesbitt, Head of Residential Services (Older People) on 01384 81 5119.