



Adults and Safeguarding Committee

18 March 2019

Title

Mobilisation of Ansell Court Extra Care Scheme

Report of

Chairman of the Adults and Safeguarding Committee

Wards

All

Status

Public

Urgent

No

Key

No

Enclosures

None

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Summary

The Adults and Safeguarding Committee Commissioning Plan (2015 – 2020) identified the expansion of extra care housing schemes as a vital addition to care and support for older people, offering an alternative to residential care. In 2014/2015, a small number of potential extra care sites were identified in the borough, including Moreton Close in Mill Hill, and two further schemes are now in the planning stages. Funding of £15 million was identified in the council's capital programme for a Barnet Homes development of 53 units of extra care housing at the Moreton Close site, now renamed Ansell Court. This report informs the committee of the plans for the opening of Ansell Court. The report also provides comparative information on extra care costs as requested by the committee.

Officer's Recommendations

1. That the Adults and Safeguarding Committee notes the plans for the opening of Ansell Court, including planned timescales for all flats to be occupied.
2. That the Adults and Safeguarding Committee notes the comparative information on extra care costs provided in the report.

1. WHY THIS REPORT IS NEEDED

BACKGROUND

- 1.1. The Adults and Safeguarding Committee Commissioning Plan (2015 – 2020) identified the expansion of extra care housing schemes as a vital addition to care and support for older people, offering an alternative to residential care. The expansion of extra care provision would help to meet the projected future care and support needs of older adults, which identified that an additional 227 affordable rent extra care places would be required by 2030 to meet eligible needs.
- 1.2. In 2014/2015 a small number of potential extra care sites were identified in the borough, including Moreton Close in Mill Hill. £15 million was identified in the Council's capital programme for a development of 53 units of extra care housing at the old Moreton Close site, now renamed Ansell Court (henceforth referred to as such), to be delivered by Barnet Homes.
- 1.3. The Ansell Court Extra Care scheme will have a dementia focus. The intention is that 50% of residents will have dementia, with the remainder of units occupied by residents with other care and support needs. Residents will have a housing need in addition to a social care need.
- 1.4. In order for an extra care scheme to be successful, there needs to be a balanced mix of needs amongst the residents. The Ansell Court specification sets out that the needs mix should be as follows:

Banding	Assessed care hours per week	Proportion of residents	Notes
High need	16 + hrs	50%	Bandings are not only determined by hours of care needed. A person's independence and ability to be active will also be taken into account
Medium need	11-15 hrs	25%	
Low need	7-10 hrs	25%	

- 1.5. The aim of Ansell Court is to maximise independence and choice for residents in providing an alternative to residential care. Residents at the scheme will have their own

self-contained flat and security of tenure. Ansell Court will provide care and support for people with varying levels of need and support which will be available on-site 24 hours a day.

- 1.6. On 1 December 2016 the Policy and Resources Committee agreed the use of the teckal exemption for Ansell Court Extra Care Scheme within the council's Procurement Forward Plan for 2017/18.
- 1.7. In 2017 the council jointly produced the service specification for the Extra Care provision at Ansell Court with Your Choice Barnet (YCB), the council's social care Local Authority Trading Company. This specification has been developed in line with the: Adults and Safeguarding Committee Commissioning Plan 2015-2020; Barnet Council's Corporate Plan 2015 – 2020; and The Right Home - Barnet's Strategic Commissioning Plan for Adult Social Care Accommodation and Support.
- 1.8. YCB and Barnet Homes will work together to deliver the care and support and housing management services at the Ansell Court Extra Care Scheme. YCB will deliver the care and support service; Barnet Homes will provide the housing and facilities management at the scheme.
- 1.9. Initially the Ansell Court build was due to be completed July 2018, however the completion date was postponed by six months due to delays with building works.
- 1.10. On 30th January 2019 the building of the site was completed and the keys for Ansell Court were handed over to Your Choice Barnet.
- 1.11. On the 5th February 2019 the Care Quality Commission (CQC), the regulator for health and social care, confirmed Ansell Court's CQC registration to deliver social care services at the site.

PHASED MOBILISATION

- 1.12. In order to ensure that the service is opened successfully, the council and YCB have planned a phased approach to residents moving in to the scheme. Current phasing and referral rates will see the scheme fully occupied within three months of the scheme opening.
- 1.13. A phased approach is required because:
 - Good practice suggests that phasing will enable the service to induct residents and staff through a managed transition to maintain high quality services and positive resident experience
 - Residents with more complex needs may take longer to make the transition from their current accommodation to Ansell Court (for example, if they need specific adaptations to their flat or if care and support staff require specialist training in order to support their specific needs)
 - Residents may need to serve notice on their current accommodation provider

- 1.14. Barnet Homes have agreed that where service users are currently Barnet Homes' tenants (and where it is appropriate), it will be possible to reduce their notice period to two weeks to enable service users to move more quickly into Ansell Court.
- 1.15. Currently there are more than forty-five individuals who have been referred to the scheme. Referrals are continuing to be received at a steady rate.
- 1.16. During the week commencing the 11th February 2019, the Registered Manager started to meet with residents referred to the scheme to identify their preferred move-in dates and to co-design their support plans.
- 1.17. Residents are scheduled to begin moving into the scheme from March 2019 onwards.
- 1.18. **Comparative costs of extra care**
- 1.19. At the Adults and Safeguarding Committee meeting on 22nd January 2018, the Committee requested that comparative information on the costs of extra care be brought back to the Committee. This section sets out local and London-based information on the pricing of extra care support hours. Table 1 summarises cost information showing the hourly care and support rates for local authorities that purchase extra care support by the hour¹.

Table 1 – Hourly care and support extra care prices

Local Authority	Average hourly care and support rates for extra care
Inner London Local Authority A	£21 - £22
Inner London Local Authority B	£17 - £18
Outer London Local Authority C	£16 - £17
Barnet Council	£15 – £16
Outer London Authority D	
Outer London Authority E	£13 - £14

- 1.20. This data does not include core costs for extra care schemes. As there is significant variation about what is included in core costs, comparisons are not meaningful. Models

¹ This information was gathered following a request that Barnet sent out to the London Commissioners Network in February 2018 to which five councils responded with their hourly rates. The councils have been anonymised so that their data can be used in this report.

vary significantly not just across local authorities but across individual extra care schemes within a local authority. For example, they may or may not include some or all of the following: night cover costs; a certain number of block care hours; activity coordination posts; costs of background staffing etc. There is also variation on how core costs are paid to providers (e.g. some schemes have their core costs paid through quarterly block payments and some core payments are related to the number of residents). Finally, not all councils pay core costs for all of their extra care schemes. For this reason, only comparative information on the care and support costs has been included.

2. REASONS FOR RECOMMENDATIONS

Ansell Court forms a key component of the Committee's commissioning plan and hence progress is being reported to Committee.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

Not applicable.

4. POST DECISION IMPLEMENTATION

4.1 YCB will continue to carry out reviews of the people on the referral list to ensure that they are suitable to move in to the scheme and that referrals into the scheme are in line with the required needs mix.

4.2 Once it has been identified that they are appropriate, the Registered Manager at Ansell Court will work with the individual, their family (where appropriate) and their allocated worker to identify an appropriate move in date, develop their support plan and support their transition into the scheme.

4.3 The Ansell Court contract will be monitored by the council's Care Quality Service to ensure that performance meets the requirements set out in the performance framework and contract.

4.4 Relevant officers will continue to meet fortnightly during the first four months of mobilisation to:

- monitor the number of people moving in to the scheme and ensure use of the resource is maximised and referrals appropriate
- ensure on-going engagement, communication and promotion of the scheme to staff, residents who could benefit from the scheme, their families and other relevant organisations.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

5.1.1. Extra Care supports delivery of the council's Corporate Plan Outcome 'Our residents live happy, healthy, independent lives with the most vulnerable protected'.

5.1.2. The corporate priority 'Supporting our residents who are older, vulnerable or who have disabilities, to remain independent and have a good quality of life' identifies opening new

Extra Care schemes for people who need additional support to remain living independently as a key delivery mechanism.

5.2 **Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)**

5.2.1 The Policy and Resources Committee on 28th June 2016 tasked the Adults and Safeguarding Committee with developing proposals for savings of £15.070m between 2016 and 2020.

5.2.2 Ansell Court supports the delivery of savings by providing a responsive service that can delay or prevent older people being admitted to residential care. The scheme will contribute to cost avoidance by making available an alternative to residential care, enabling residents to remain in their own home as long as possible as care can be adjusted to respond to changing needs.

5.2.3 The costs of the care and support service at Ansell Court will have the following components:

- **Weekly core service charge per flat:** payment for a proportion of the background costs of the Extra Care Scheme, which will ensure that staff members are available 24 hours a day, 7 days a week for background support and emergency care when needed.
- **Personalised Care and Support hours:** these are the hours of support that will be provided to residents as defined in their individual care plans. The number of support hours required by each resident/service users will be agreed following assessment by Adult Social Care.

5.2.4 Regular financial monitoring forms part of the contract, as does working within the ethos of continuous service improvement. The provider will be required to comply with key performance indicators and to provide evidence of the same at the performance monitoring and contract monitoring meetings which will take place on a quarterly basis.

5.3 **Social Value**

The Public Services (Social Value) Act 2012 requires people who commission public services to think about how they can also secure wider social, economic and environmental benefits. Before commencing a procurement process, commissioners should think about whether the services they are going to buy, or the way they are going to buy them, could secure these benefits for their area or stakeholders.

5.4 **Legal and Constitutional References**

5.4.1. The Terms of Reference for the Adults and Safeguarding Committee are set out in the council's Constitution (Article 7, 7.5 Responsibility for Functions). The Adults and Safeguarding Committee has the following responsibilities:

- Responsibility for all matters relating to vulnerable adults, adult social care and leisure services.
- Work with partners on the Health and Well Being Board to ensure that social care, interventions are effectively and seamlessly joined up with public health and

healthcare and promote the Health and Well Being Strategy and its associated sub strategies.

- To submit to the Policy and Resources Committee proposals relating to the Committee's budget for the following year in accordance with the budget timetable.
- To make recommendations to Policy and Resources Committee on issues relating to the budget for the Committee, including virements or underspends and overspends on the budget. No decisions which result in amendments to the agreed budget may be made by the Committee unless and until the amendment has been agreed by Policy and Resources Committee.
- To receive reports on relevant performance information and risk on the services under the remit of the Committee.
- To recommend for approval fees and charges for those areas under the remit of the Committee.

5.4.2. The provision of extra care services is in line with the duties of the Council under the Care Act 2014 in providing choice to residents, preventing or reducing needs and promoting a resident's wellbeing.

5.5 Risk Management

The council has an established approach to risk management. Key corporate risks are assessed regularly and reported to Performance and Contract Management Committee on a quarterly basis.

5.6 Equalities and Diversity

5.6.1 The 2010 Equality Act outlines the provisions of the Public Sector Equalities Duty which requires Public Bodies **to have due regard** to the need to:

- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Equality Act 2010
- advance equality of opportunity between people from different groups
- foster good relations between people from different groups

The broad purpose of this duty is to integrate considerations of equality into day business and keep them under review in decision making, the design of policies and the delivery of services.

5.6.2. Pursuant to the Equality Act 2010, public sector organisations have a responsibility to consider equality as part of every procurement. The Council and any organisation contracted by the Council to provide services on its behalf are under an obligation to have due regard to eliminating unlawful discrimination, advancing equality and fostering good relations in the contexts of age, disability, gender reassignment, pregnancy, and maternity, religion or belief and sexual orientation.

5.7 Corporate Parenting

In line with Children and Social Work Act 2017, the council has a duty to consider Corporate Parenting Principles in decision-making across the council. There are no implications for Corporate Parenting in relation to this report.

5.8 Consultation and Engagement

Between October 2015 and January 2016 the council met with a wide range of stakeholders (including a working group with residents of one of Barnet's current extra care schemes; engagement with carers and social care teams and visiting extra care schemes in other councils) to research good practice in the provision of care and support in extra care housing schemes. This research was used when designing the Ansell Court scheme and in the development of the specification.

5.9 Insight

It is estimated that there are currently over 4,000 people with dementia in Barnet and by 2021 this figure is expected to increase by 24%. People with dementia are usually, at a later stage of the disease, admitted to residential care and Ansell Court will provide an alternative option.

6. BACKGROUND PAPERS

- 6.1 Appendix 1 of the Annual Procurement Forward Plan (agenda Item 10, line 189 and 190 of the appendix) for 2017/2018 presented to the Policy and Resources Committee on 1 December 2016 which provided approval for the Teckal exemption for Moreton Close <https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=692&MId=8731&Ver4>
- 6.2 Adults Safeguarding Committee, 10 November 2016, (agenda Item 9) agreed that the council enter into a formal dialogue with Your Choice (Barnet) Ltd (YCB) to provide care and support services at Moreton Close Extra Care Scheme <https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=698&MId=8674&Ver=4>
- 6.3 Housing Strategy and Housing Committee Commissioning Plan, Housing Committee, 19th October 2015 <https://barnet.moderngov.co.uk/documents/s26448/Housing%20committee%20report%20housing%20commissioning%20plan%20strategy%20final%20cleared%20report.pdf>
- 6.4 Funding for an Extra Care Housing Scheme at Moreton Close, NW7 and Advance Acquisitions of Leasehold properties on Regeneration Estates, 21st July 2014 <https://barnet.moderngov.co.uk/documents/s16154/Funding%20for%20an%20Extra%20Care%20Housing%20Scheme%20at%20Moreton%20Close%20NW7%20and%20Advance%20Acquisitions%20of%20Leasehold.pdf>
- 6.5 Annual Performance Report and the Local Account 2015/16, 13th July 2016 <https://barnet.moderngov.co.uk/documents/s33224/Annual%20Performance%20Report%20and%20Local%20Account.pdf>
- 6.6 Adults and Safeguarding Business Plan 2016-17, Adults and Safeguarding Committee, 12 November 2015 <https://barnet.moderngov.co.uk/documents/s27181/Adults%20and%20Safeguarding%20Business%20Plan%202016-2017.pdf>