
St David's House Extra Care Scheme – Future delivery model

Relevant Portfolio Holder	Councillor Warhurst
Portfolio Holder Consulted	Yes
Relevant Head of Service	Head of Community & Housing Services
Report Author	Job Title: Head of Community & Housing Services Contact email: Judith.willis@bromsgroveandredditch.gov.uk Contact Tel: 01527 64252 ext 3348
Wards Affected	All
Ward Councillor(s) consulted	N/A
Relevant Strategic Purpose(s)	Finding somewhere to live Living independent, active and healthy lives
Non-Key Decision	
If you have any questions about this report, please contact the report author in advance of the meeting.	
This report contains exempt information as defined in Paragraphs 3 and 4 of Part I of Schedule 12A to the Local Government Act 1972, as amended	

1. RECOMMENDATIONS

Executive Committee RESOLVE that the delivery of the Personal Domiciliary Care, Core Services and Kitchen services at St David's House Extra Care Scheme be procured in accordance with the Business Case attached to the report.

2. BACKGROUND

- 2.1 St David's House Extra Care Scheme is part of the Council's housing stock and it serves a purpose of enabling tenants with care needs to live independently in an extra care scheme. Every tenant lives in a self-contained flat, with their own front door, but with staff available 24 hours a day to provide personal care and support services.
- 2.2 The extra care scheme is located in Batchley and comprises of 35 flats within St David's House and 19 bungalows, known as Queens Cottages. The allocation of housing is done in consultation with Social Services and predominantly serves existing Council tenants who need this type of supported living accommodation

- 2.3 Through a contract with Worcestershire County Council, the Council delivers three services:
- Domiciliary Care. This care is provided to each individual in their own home and will promote their independence and wellbeing as in any other community setting. Personal care packages are delivered with an ongoing assessment of need.
 - Core Services. This comprises of the provision of support, activities & entertainment, 24/7 response including on-site staff overnight and access to a care provision.
 - Kitchen provision. This comprises a full catering kitchen providing hot lunches to residents and their guests.
- 2.4 Delivery of the above three services is not a statutory responsibility of the Council and many stock holding local authorities and housing associations contract out the care element of an extra care scheme to a specialist provider.

3. FINANCIAL IMPLICATIONS

- 3.1 Historically and up until 2014 the Council received around £200k per annum of Supporting People funding to deliver these services. Since this funding was removed a contract has been in place which has provided funding of £58k p.a. As a consequence of this reduction in funding the Council's Housing Revenue Account has been subsidising the services to tenants.
- 3.2 The current costs and income generated from the scheme are contained within section 5 of the Business Case, attached as an Appendix.
- 3.3 In procuring the care element of the extra care scheme the income generated in respect of the Worcestershire County Council contract funding and that from the personal care packages, support charges and meals would be transferred to the new provider. In return the provider would deliver the services detailed in section 2.3.
- 3.4 The HRA only has reserves of around £800k which is just above the minimum allowed. In procuring this service this will bring about a significant saving and therefore a positive impact on the HRA finances over the next 3 years and support its sustainability.

4. LEGAL IMPLICATIONS

- 4.1 The service will be procured in accordance with the Council's procurement contract procedure rules. It is proposed that it would be a contract of 3 years with the option to extend to 5 years. Consequently, the costs of a potential 5-year contract exceed current EU procurement limits.
- 4.2 The Council receives funding for the Extra Care service via a contract with Worcestershire County Council. In order to continue to receive this funding, the provider would have to meet the requirements of the Worcestershire County Council Selective List, this would therefore be a requirement set out in the tender documentation.

5. STRATEGIC PURPOSES - IMPLICATIONS

Relevant Strategic Purpose

- 5.1 This business case supports the Housing Services work to deliver to the Council's agreed vision and strategic purposes to enrich lives and aspirations through the provision of efficiently run and high quality services, ensuring that all in need receive appropriate help, support and opportunities.
- 5.2 It supports the Council's following strategic purposes of:
- Finding somewhere to live
 - Living independent, active and healthy lives
- 5.3 In addition it supports the Council's organisational priority of Financial Stability by delivering a sustainable financial plan and managing our assets to get the best outcomes for our residents.

Climate Change Implications

- 5.2 The Business Case is in respect of the care element of the delivery of the Extra Care Scheme, consequently there are no direct climate change implications. The Council would continue to retain ownership of the St David's flats and Queens Cottages. Therefore, it will retain its landlord responsibilities to implement initiatives to support climate change through property initiatives e.g. energy efficiency.

6. OTHER IMPLICATIONS

Equalities and Diversity Implications

- 6.1 The commissioning of the care and catering provision at St David's House will ensure the future sustainability of this extra care scheme in the Borough and the quality of service to existing and future tenants. This scheme provides the opportunity for older existing and new Council tenants with care needs to move into a domiciliary care scheme at a social rent. This allows them to still retain their independence whilst also receiving the necessary care packages as appropriate to their needs.

Operational Implications

- 6.2 The Council would continue to be the landlord for St David's House and the Queens Cottages. Consequently, the responsibility for maintaining the flats, bungalow and communal areas would remain with the Council. The Council would continue to receive the income from the tenants' rents and the associated service charges.

7. RISK MANAGEMENT

- 7.1 The risks of this proposal have been considered and are set out in a table in Section 6 of the attached Business Case. Actions to mitigate the risks are also identified.

8. APPENDICES and BACKGROUND PAPERS

The Business Case is attached as an Appendix to this report. The content of this Business Case is exempt.

Executive Committee

7 September 2021

9. REPORT SIGN OFF

Department	Name and Job Title	Date
Portfolio Holder	Craig Warhurst	12.8.21
Lead Director / Head of Service	Sue Hanley, Deputy Chief Executive and Director of	9.8.21
Financial Services	Chris Forrester, Head of Financial Services	9.8.21
Legal Services	Clare Flanagan, Legal Services Manager	11.8.21