

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member for Adult Social Care and Health
Date:	29 March 2019
Title:	Havant Health and Wellbeing Campus – Nursing Home
Report From:	Director of Adults' Health and Care

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Purpose of the report

1. The purpose of this paper is to seek approval to spend on the provision of long term dementia and nursing care beds at the Havant Health and Wellbeing Campus.

Recommendation

2. That the Executive Member for Adult Social Care and Health approve the associated spend as set out in exempt appendix 1 for the provision of care at Havant Health and Wellbeing Campus for a maximum period of up to 15 years on a 5+5+5 basis.

Executive Summary

3. This report is separate and distinct from the capital and revenue requirements for the Extra Care Scheme and Supported Living Accommodation also planned for the same site as part of the overall project.
4. This paper seeks to:
 - set out the background and context of this project
 - identify the key issues associated with the project
 - outline current activity associated with the project
 - highlight the impact the project will have on the performance of the County Council

In addition, the exempt appendix 1:

- sets out the revenue impacts of this provision

Contextual information

5. The site for the Havant Health and Wellbeing Campus had previously been identified for the development of a community hospital whilst it was still under the ownership of NHS England.

6. The County Council purchased the site from NHS Hampshire following a decision by NHS Hampshire to deliver its reablement / rehabilitation services from a variety of settings and sites in collaboration with the County Council. The purchase took place following a positive 'expressions of interest' exercise with the market to test feasibility for the development of the site to deliver a range of services, including an extra care housing scheme, nursing home and supported living accommodation.
7. Following authority to procure and the completion of a tender exercise a contract was awarded to Hampshire Living Space, a consortium of Ashley House, HC One and Homegroup to develop and deliver services on the site.
8. The contract included an option for the South Eastern Hampshire Clinical Commissioning Group (CCG) to purchase up to 20 reablement/ rehabilitation beds within the nursing home and an option for the County Council to purchase up to ten beds for a maximum period of five years.
9. The consortium secured a decision to grant planning permission for the development of the site. However, there was an ecological issue on the site that required resolution before the build could progress. At the same time a Government Autumn Budget statement announced various measures which would reduce rent levels previously available to housing associations. Such measures reduced rents by 1% per annum for three years and suggested a further and lower rent cap in future.
10. This threatened the financial viability of the Extra Care housing provision element of the project. The consortium applied for and was awarded a £3.6m capital grant from the Homes and Communities Agency and agreement was also reached with Havant Borough Council to allow a higher rent to be applied to the extra care flats, again to assist with the over all project viability.

Current Position

11. Following a period of negotiation with the consortium relating to a range of issues the decision was taken to re procure the entire provision. This provided an opportunity for the service procured to be more reflective of the current needs of the local community, which is for longer term complex dementia care.
12. Demand for long term dementia care is expected to increase in the Havant area by between 14-18% by 2024. This demand will also see an increase in the complexity of care required to meet people's needs as they live longer with a greater number of comorbidities i.e. the presence of one or more additional diseases or disorders co-occurring at the same time. Demand for nursing care is expected to remain relatively stable at current levels or just below, but this is subject to change dependent upon the progression of needs relating to people's comorbidities.
13. Future reablement services and needs of the local community will still be delivered and met through the delivery of integrated services – a model of care focused on the rehabilitation, reablement and recovery of people which is delivered in a joined up way between health and social care. In House nursing homes and therapy based services such as occupational therapy and sensory support will play a significant role in the provision of this service.
14. The residential and nursing care market in Hampshire is increasingly turning its attention to long term private placements which can achieve higher weekly rates

than those paid by the County Council. This can lead to difficulties in sourcing the right care in the right place at the right time.

15. Secured access to a service that has been designed by the County Council to meet modern complex dementia care principles and standards would support the County Council to meet the needs of the local community and surrounding areas in the most appropriate way
16. The contract went out to tender in December 2018 and closed on 22 February 2019.

Finance

17. Please see exempt Appendix 1.

Performance

18. There are currently 36 residential and nursing care homes in the Havant area, and the County Council purchases care in the majority of these homes.
19. The cost of provision in this area is rising, requests from providers for uplifts to their weekly rates ranged from 5% - 100% in 2017/ 2018.
20. Access to specialist beds at a tendered and pre agreed rate would offer stability to both the provider and the County Council for up to 15 years and ensure best value and use of public fund. This would allow the service and the relationship between the provider and the County Council to grow to the benefit of the service user - without the undercurrent of ongoing rate negotiation.
21. Secured access to this provision would reduce the number of delayed transfers of care from hospital and will support the County Council's Central Brokerage Service to place people more efficiently.
22. This service would be delivered using the principles and practices of the strengths based approach and would help prevent the development of new care needs and slow down the progression of established conditions as per the requirements of the Care Act.

Consultation and Equalities

23. A Prior Information Notice was issued prior to tender to seek the views of the market on the overall project and this is included here.

Conclusion

24. Demand for help and support from the County Council is increasing. This is in part due to the increase in life expectancy, however this is not matched by an increase in healthy life expectancy. One of the greatest challenges for the future will be supporting the number of people living with dementia to live meaningful and purposeful lives in environments that are suitable to their needs and compensate for their physical and cognitive losses.
25. The residential and nursing care provider landscape across Hampshire is challenging and unstable. Access to guaranteed provision at the Havant Health and Wellbeing Campus reduces this challenge.

CORPORATE OR LEGAL INFORMATION:

Links to the Corporate Strategy

Hampshire safer and more secure for all:	yes
Maximising well-being:	yes
Enhancing our quality of place:	yes

Other Significant Links

Links to previous Member decisions:		
<u>Title</u> Oak Park (former hospital site), Havant Proposed Health & Wellbeing Campus Development: Procurement Outcome. (Exempt Report)	<u>Reference</u> 5241	<u>Date</u> 20/06/2014
Direct links to specific legislation or Government Directives		
<u>Title</u>	<u>Date</u>	

Section 100 D - Local Government Act 1972 - background documents

The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)

<u>Document</u>	<u>Location</u>
None	

IMPACT ASSESSMENTS:

1. Equality Duty

The County Council has a duty under Section 149 of the Equality Act 2010 ('the Act') to have due regard in the exercise of its functions to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, gender and sexual orientation) and those who do not share it;
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- **Due regard in this context involves having due regard in particular to:**
- The need to remove or minimise disadvantages suffered by persons sharing a relevant characteristic connected to that characteristic;
- Take steps to meet the needs of persons sharing a relevant protected characteristic different from the needs of persons who do not share it;
- Encourage persons sharing a relevant protected characteristic to participate in public life or in any other activity which participation by such persons is disproportionately low.

2. Equalities Impact Assessment:

This project will have a positive impact on the protected characteristics of age and disability.

This service will have a positive impact on older people through increased access to modern and specifically designed residential dementia and nursing care. This will enhance the experience of care for people living with dementia and nursing care needs and increase the range of choice for Local Authority and privately funded placements.

The service specification has also been written to include people with a physical disability and recognises that this service may be delivered to younger people. The specification makes it a requirement of the provider to ensure care delivery and access to social, educational and employment opportunities are supported and age appropriate. All other protected characteristics impacted are assessed as neutral