

Report to: Lead Member for Adult Social Care and Health

Date of meeting: 26 January 2021

By: Director of Adult Social Care

Title: Newington Court Extra Care Housing Unit, Ticehurst

Purpose: To provide the Lead Member for Adult Social Care and Health with the outcome of the consultation on the way care and support is delivered at Newington Court and propose a change to the model of care.

Lead Member is recommended to:

- 1. Consider the consultation responses and Equality Impact Assessment;**
- 2. Agree to the proposal to change the designation of Newington Court to ‘Housing with Care’, thereby de-registering the service as an Extra Care scheme, with effect from November 2021; and**
- 3. Delegate to the Director of Adult Social Care authority to take all necessary actions to give effect to the implementation of the above recommendation**

1. Background Information

1.1. Newington Court is owned by Optivo and was converted from a 35-bedded sheltered housing scheme in 2014 when East Sussex County Council (ESCC or ‘the Council’) commissioned it as an Extra Care service, providing 24/7 onsite care and support. In response to increased voids across all capital-built Extra Care services, ESCC employed an Extra Care Coordinator in 2018 to reduce voids. This was achieved in all schemes except for Newington Court, which continues to have a high level of voids as follows:

- 13 of 35 flats are void. There are no clients on the waiting list, despite significant promotion
- 50% of residents have either zero or less than five care hours per week.

1.2. The combination of low occupancy and low level needs means that:

- ESCC pays for unused care hours per week, (currently equating to £103,246 per annum)
- ESCC also funds night cover at £62,543 per annum. The care provider, Care at Home Service (CAHS) report very few calls at night. One resident has a scheduled night call.

1.3. In light of the above, the Lead Member for Adult Social Care and Health gave approval on 2nd November 2020 to consult on a proposed new model of care to be provided at Newington Court. The consultation commenced on 10th November and concluded on 18th December 2020.

1.4. The proposed new model, ‘Housing with Care’, commits the Council to home care provision that meets assessed eligible needs, as well as funding, for one year from November 2021 up to seven additional background hours per week and the Lifeline monitoring charges for existing residents.

1.5. A ‘Housing with Care’ model would be most likely to address the high void levels whilst ensuring that the care needs of the majority of the residents would still be able to be met, meaning that they could remain living at scheme for the foreseeable future.

1.6. This approach is supported by Optivo (the care provider) and Rother District Council (RDC), who have indicated that they would be able to identify potential residents if the Extra Care eligibility criteria was removed. As such, it is envisaged that Newington Court will again become a vibrant community that will meet the needs of a wider section of the older population in this

northern section of Rother.

2. Supporting Information

Summary of the consultation outcomes

2.1. Key concerns from existing residents include;

- The loss of 'peace of mind' experienced by residents as result of 24-hour on-site care provision. This will be mitigated in part by the 'Housing with Care' model which will aim to transfer current carers to the Home Care service, providing continuity of care, and the up to 7 additional support hours per week for year 1
- The cessation of night care delivery, meaning some residents may need to move earlier than they would have done if their care requirements depend on this. This is mitigated in part by the provision of Council funded telecare for year 1 for existing residents. However, it is noted that some residents may need or choose to move with the potential removal of night cover.

2.2. The full consultation findings are at **Appendix 1**.

Equality Impact Assessment

2.3. Key impacts and mitigations from the Equality Impact Assessment are noted in the table below:

Impacts	Mitigations
Family members (unpaid carers) have expressed concern about the wellbeing of their family members (residents)	Care reviews will particularly take into consideration the wishes of family/unpaid carers.
Resident's concern that the scheme will become empty and fail.	Promotion of the new model to RDC to target people with low/no care needs from different backgrounds, beliefs, abilities and orientations to support the scheme to become a vibrant community
Access to the scheme for older people (local residents) living in a rural area	Promotion of the new model to RDC to support the scheme to become a vibrant community

2.4. The full Equality Impact Assessment is at **Appendix 2**.

Financial appraisal

2.5. The current annual cost and estimated future cost are set out in the table below:

Current annual cost of block care contract (inc. unused hours)	£270,291
Proposed annual cost	£133,284
Estimated annual cost reduction*	£136,677

* reductions may vary dependent on the outcome of client reviews

3. Conclusion and Recommendations

3.1. The current model of care and the ongoing high level of voids at Newington Court does not represent an effective and sustainable use of resources. After taking into account the responses to the consultation and the Equality Impact Assessment, the Lead Member is recommended to:

- 1) Consider the consultation responses and draft Equality Impact Assessment;

- 2) Agree to the proposal to change the designation of Newington Court to 'Housing with Care', thereby de-registering the service as an Extra Care scheme with effect from November 2021; and
- 3) Delegate to the Director of Adult Social Care authority to take all necessary actions to give effect to the implementation of the above recommendation.

MARK STANTON
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BACKGROUND DOCUMENTS

None

LOCAL MEMBER:

Councillor John Barnes