

Cabinet Meeting on Wednesday 20 October 2021

Adult Learning Disability 2022 Community Offer: Update on Learning Disability Residential Services Directly Provided by Staffordshire County Council



Cllr Julia Jessel, Cabinet Member for Health and Care said,

“We want to ensure that people who need care can access it, and that our services are fit for the future. By refurbishing Hawthorn House, we will make sure that adults with profound and multiple learning disabilities can be cared for in an environment that best suits their needs, and in line with the Care Quality Commission’s Right Support, Right Care, Right Culture ethos.

“These proposals have been welcomed by parents and carers of the current residents, and will allow them to continue to live together, whilst giving them the care their require.”

Report Summary:

In October 2019, Cabinet approved the continued direct provision of residential care for adults with profound and multiple learning disabilities in Lichfield, providing 15 beds for countywide use on the Scotch Orchard site. Unfortunately, the Care Quality Commission indicated that a new residential home was unlikely to be registered as it did not align with their Right Support, Right Care, Right Culture guidance.

The rationale for continued direct provision and redevelopment of residential care remains extant: an ongoing need for services is anticipated and the existing Hawthorn House facility is in a poor state of repair - it does not offer the best living environment for residents or value for money for taxpayers.

Alternative options for redevelopment of residential care have been explored and the recommended option is to extend and refurbish the Hawthorn House lower building to accommodate up to 15 residents.

Recommendation

I recommend that Cabinet:

- a. Approve extension and refurbishment of Hawthorn House lower building to accommodate up to 15 residents, as detailed in this report.
- b. Approve disposal of the Hawthorn House upper building once the new lower building development is complete.
- c. Delegates authority to the Director for Health and Care to procure and award contracts for the construction works.



Local Members Interest
Janet England – Lichfield Rural North

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Recommendations of the Cabinet Member for Health and Care

I recommend that Cabinet:

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- c. Delegates authority to the Director for Health and Care to procure and award contracts for the construction works.

Report of the Director for Health and Care

Reasons for Recommendations:

Background

1. In October 2019, Cabinet approved the continued direct provision of residential care for adults with profound and multiple learning disabilities in Lichfield, providing 15 beds for countywide use on the Scotch Orchard site.
2. Unfortunately, the Care Quality Commission (CQC) indicated that a new residential home was unlikely to be registered as it did not align with their Right Support, Right Care, Right Culture guidance, with an emphasis on 'small and ordinary housing' for people with a learning disability.
3. The CQC's registration process requires providers to construct any new building before they can apply for registration as a new service. Proceeding with the Cabinet decision therefore presented a very high risk that the Council might invest significant sums developing the Scotch Orchard site only for the CQC to refuse to register the new residential home.

4. The rationale for continued direct provision and redevelopment of residential care remains extant. The assumptions underpinning the recommendation for 15 beds for adults profound and multiple learning disabilities are still valid: the number of adults with a learning disability requiring residential care is likely to remain relatively constant over the next 10-20 years, and it is likely that complexity of need will increase as people live longer with more associated health conditions
5. The existing Hawthorn House facility is in a poor state of repair - it does not offer the best living environment for residents or value for money for taxpayers. Investing in a new development will support the modernisation of the service and will enable greater use of technology to empower independence for residents and modern working practices for staff.

Options appraisal and recommendation

6. A range of alternative options for redevelopment of residential care have been explored with the financial benefits analysed using a Net Present Value (NPV) methodology, as set out in Table 1.

Table 1: Hawthorn House Options Appraisal

Options	1A Extend and refurbish lower building (design A)	1B Extend and refurbish lower building (design B)	2 Two new 6 bed homes at Hawthorn and Scotch Orchard	3 No capital investment
	£m	£m	£m	£m
Cost of Change	0.742	0.742	0.557	0.371
Capital Investment	4.857	5.872	7.560	-
Capital Receipts	0.969	0.969	1.081	0.792
NPV (30 years)	10.173	9.339	0.568	5.566
Total MTFS revenue saving over 5 years	1.120	0.987	-0.379	0.234

7. The recommended option 1B to extend and refurbish the Hawthorn House lower building to accommodate up to 15 residents has an NPV of £9.4m over 30 years. This was preferred over alternative design option 1A as it would have a lower impact on residents during construction works.

8. Extension and refurbishment of Hawthorn House would not trigger a new registration with the CQC, and the Council's existing registration can be used and amended. The extended and refurbished home would be able to accommodate all current residents. In the future it would be used to meet the needs of adults with profound and multiple learning disabilities where the independent market is unable to offer a quality service at an affordable price. Parents and carers of the current residents have welcomed the recommended options.

Design and works

9. The recommended site and building plan are shown in Appendix 1. The extended and refurbished building would be on two wings. Construction would be in three phases with the intention of minimising disruption to residents:
 - a. In phase one a first new wing would be built on the vacant plot of adjacent land. This will provide 10 new bedrooms with ensuite, one separate specialist bathing facility and small communal space. When phase one is complete residents currently living in the lower building would move into the new bedrooms in the first wing.
 - b. In phase two the vacant lower building would be isolated, demolished and rebuilt as a new second wing, providing five bedrooms with ensuite, separate specialist bathing facility and communal space for dining and socialising.
 - c. In phase three the existing communal spaces and staff facilities located in between two new wings would be refurbished. When phase three is complete, residents currently living in the upper building will move into the new bedrooms in the second wing.
10. The proposed timeframe for design work to be completed and building work commissioned is during the remainder of 2021 and through 2022, with construction to start in spring / summer 2023 and to complete towards the end of 2024. Once construction is complete the site will be separated, and the upper building sold for a capital receipt.

Legal Implications

11. Planning permission would be required for the proposed building and use of site. The site has development constraints upon it which would be addressed through the Town and Country Planning process. Further site investigations and reports will be necessary as follows:
 - a. Refurbishment/demolition survey for asbestos

- b. Tree survey in accordance with BS 5837:2012
 - c. Drainage survey
 - d. Phase 2 ground investigation, including contamination testing
 - e. Preliminary Ecological Appraisal
 - f. Pre-application planning advice.
12. Procurement of construction works will follow the Public Contracts Regulations 2015 and the Council's own internal procurement regulations. The Council will procure construction works through one of four framework agreements:
- a. Constructing West Midlands
 - b. Consortium Procurement
 - c. Fusion 21
 - d. Crown Commercial Service

Resource and Value for Money Implications

13. The recommended option has a strongly positive NPV of £9.8m over 30 years. Sensitivity analysis suggests that this could be between £5.1m and £14.3m over this period, and that it remains positive over shorter time periods at £5.4 over 20 years, £2.9m over 15 years and £0.1m over 10 years.

List of Background Documents/Appendices:

Appendix 1 – Hawthorn House recommended site and building plan

CIA Checklist and Executive Summary

Contact Details

Assistant Director: Kelly Gray, Care Services Lead

Report Author: Kelly Gray
Job Title: Care Services Lead
Telephone No.: 07815 999 002
E-Mail Address: kelly.gray1@staffordshire.gov.uk