

Report To: Community Health & Care
Partnership Sub Committee

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Report No:
CHCP/07/2014/BM

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Subject: Caladh House (Turning Point Scotland) 14-16 Bank Street,
Greenock – Building/Service Re-design Proposal

1.0 PURPOSE

- 1.1 Caladh House Turning Point Scotland (TPS) provide an Adult Residential Care Home service for 10 individuals with Learning Disability at the Inverclyde Council premises at 14-16 Bank St, Greenock.

The purpose of this report is to inform the Sub Committee of the proposal to re-configure the current Bank Street building, and resulting redesign of the service model from Adult Residential Care to a supported accommodation/supported living service.

2.0 SUMMARY

- 2.1 In January 2010, Caladh House Association (CHA) moved from their accommodation at Brachelston St Greenock to the building at 14-16 Bank St. The Brachelston Street building had been deemed by the Care Inspectorate as, 'not fit for purpose' and the move to Bank St facilitated enhanced support for service users in an improved environment, albeit on a temporary basis.

The Bank St building had been vacated by Quarriers in July 2009 following concerns expressed by the Care Inspectorate of, 'constraints of communal living', and the building being 'not ideal in meeting service users' needs'. The Care Inspectorate did acknowledge however, action being taken by Quarriers to promote opportunities for service users' choice and independence with the move to individual tenancies and the provision of a supported living service.

On the 17th December 2012, following extensive consultation, and in agreement with Inverclyde CHCP, Caladh House Association assigned the existing Adult Residential Care Contract to Turning Point Scotland (TPS) as their preferred provider.

The assigned contract which expired on 31st March 2013 has since been extended with TPS until 30th April 2014.

- 2.2 At a CHCP Sub-Committee of August 2013, approval was granted for the CHCP to negotiate directly with Turning Pont Scotland as per Rule 3.2.3. (2) Of the Rules of Procedure- Contract for Procurement of Social Care Services.

A new contract, currently being finalised, will be issued to TPS for the provision of Adult Residential Care for a period of 2 years commencing April 2014 until March 2016 (with an option of a 2 year extension).

- 2.3 As a first time registrant, the Care Inspectorate placed a condition on TPS registration specifying, ' The provider has until 1/12/2013 to ensure all bedrooms are en-suite or provide evidence to the Care Inspectorate that plans are in place to have this work carried out imminently'. The Care Inspectorate has also limited the number of service users to 10 until the work is carried out. Previous registration specified 13 places.

3.0 RECOMMENDATION

- 3.1 That the Sub-Committee approve the proposal (Option 1) to reconfigure the Bank St building using the identified funding package (7.1).

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4.0 BACKGROUND

- 4.1 In 2000 the 'Same as You' review of services for people with learning disabilities in Scotland was published. This review aimed to improve the quality of life for people with learning disability and their carers, focussing on individual need, informed choice and control over their lives, services and where they live.

As a result of the "SAY" review, 'Partnership in Practice' (PIP) strategies were established by all Local Authorities to progress the many recommendations from the review. Inverclyde's PIP prioritised modernising contracted residential services as a key action.

In June 2013 'Keys to Life' was published; the new Learning Disability strategy in Scotland, building on the principles and successes of the 'SAY' review. Over 50 recommendations are specified in the strategy many of which are focused on health improvement. The strategy has a clear emphasis on Independent living giving people with LD, freedom, choice, dignity and control in where they live and work.

In 2002 the Care Inspectorate was set up under the Regulation of Care (S) Act 2001 to regulate all adult, child and independent healthcare services in Scotland, monitoring care standards to ensure quality of care.

- 4.2 From 1993-2009, Quarriers provided adult residential care within the premises at 14-16 Bank Street, Greenock.

In 2008 the Care Inspectorate expressed concerns to Quarriers of, 'constraints of communal living', and the Bank Street building 'not ideal in meeting service user's needs'. The Care Inspectorate acknowledged action taken by Quarriers to promote opportunities for individual choice by plans to move service users to their own tenancies and deliver a supported living model of support. Quarriers moved from the Bank St building into the community in July 2009.

In April 2002 Caladh House Association (CHA) was registered by the Care Inspectorate to provide Residential Care for a maximum of 13 adults with a learning disability at the service in Brachelston Street Greenock.

In 2009 the Care Inspectorate deemed the CHA property at Brachelston Street 'not fit for purpose' and graded the environment 2 (Weak)

As Quarriers had relocated their service from Bank St it was agreed that CHA would move to the Bank St building in the interim, facilitating enhanced support for service users in an improved environment, albeit on a temporary basis. Longer term plans were to re-design and modernise the service with an emphasis on independent living.

On the 17th December 2012, following extensive consultation, and in agreement with Inverclyde CHCP, Caladh House Association assigned the existing Adult Residential Care Contract to Turning Point Scotland (TPS) as their preferred provider.

The contract which expired on the 31st March 2013 has since been extended with TPS until 30th April 2014.

At the CHCP Sub-Committee of August 2013, approval was granted for the CHCP to negotiate directly with Turning Point Scotland as per Rule 3.2.3. (2) of the Rule of Procedure - Contract for Procurement of Social Care Services. A new contract will be issued to TPS for the provision of Adult Residential Care for a period of 2 years commencing in April 2014 until March 2016 (with an option of a 2 year extension).

5.0 CURRENT POSITION

- 5.1 Caladh (TPS) currently supports 10 adults with Learning Disability who have mixed care and support needs. Age ranges from 32-81yrs old. The service is provided within a two story building circa 1992, located close to the centre of Greenock and within a local community with a mix of residential homes, shops, and amenities, such as college, sports facilities and social clubs.

As a first time registrant, the Care Inspectorate placed a condition on Turning Point Scotland's registration specifying all Caladh House (TPS) service users must have access to en-suite facilities by the end of the year (2013). The registered places for Adult Residential Care were also limited to 10 whilst the condition of the registration was met.

The National Care Standards for Care Homes for people with Learning Disabilities Standard 4 – Your Environment

- Your environment will enhance your quality of life and be a pleasant place to live.
- The following standards will apply to **first time registrations**:
- 20. – You will have your own en-suite bath/ toilet/ shower facilities.
- 21. – You will enjoy easy access with all inside doors having a clear opening width of 840mm, off wide corridors of at least 1200mm.
- 22. – You will be in a building with capacity to install modern equipment i.e. hoist tracking, grab rails, smart technology.
- 23. – If the home has more than one floor, there will be a passenger lift for you to use.

There is currently a lack of en-suite facilities and access to appropriate space, this falls short of the National Care Standards and undermines the principles of dignity, respect, privacy and choice for our service users.

- 5.2 In considering options for any future remodelling of the Bank St building and service Inverclyde Council Property, Assets and Facilities Management (PAFM) were commissioned by CHCP to provide an options appraisal, drawing up plans with costs.

Option 1

10 Flatlets (bedroom with en-suite, open plan sitting room with kitchenette) £445,000

Option 2

13 Bedsits (Bedrooms with en-suite shower/bathrooms) £376,000

The Technical Services Manager advises there would be additional associated costs.

Built in 1992, PAFM advise the Bank St building is required, as far as is possible, and giving cognisance to the existing physical facilities and construction of the building and space, to be brought up to building standards in line with Building Regs (Scotland) Act 2013 and Disability Discrimination Act (DDA)

- 5.3 An inspection of the Bank St building was undertaken by building surveyors 'Faithful and Gould' in 2012, commissioned by Inverclyde Council, to establish the current condition of the premises prior to TPS taking over the lease with Inverclyde Council.

The report only details the general condition of the property based on a visual inspection and does not include any opening up of the structure, plumbing, electrical and heating systems, drainage, asbestos or other contaminants. The survey was non-destructive and is therefore unable to comment on areas that are concealed or covered.

Around 90 issues were highlighted mainly in the poor, fair and good categories. .

Sound	0
Good	41
Fair	45
Poor	7
Generally	0

6.0 PROPOSALS

- 6.1 It is proposed that the Sub Committee consider the proposal as outlined in Option 1 as the preferred option.

10 Flatlets (bedroom with en-suite, open plan sitting room with kitchenette) £445,000

This option would meet both national and local strategies for people with learning disabilities in terms of Independent living, giving them freedom, choice, dignity and control in where they live, work and in their communities. Also in terms of the personalisation agenda (Self Directed Support) in that people will have the ability to have control over the support they need to live the life they choose.

It is anticipated that following robust multi-disciplinary person centred planning, involving service users and families, some individuals may move to alternative models of support to meet their specific needs. This would allow for additionality of provision of respite places within the new service and in a community setting.

7.0 IMPLICATIONS

- 7.1 Finance:

The non recurring financial implications are:

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
Caladh House	Property Lift Works	2013/14 / 2014/15	£445,000 £30,000	Early achievement of savings / revenue underspend / reserves	To fund one off capital costs funded from revenue
Funded by:					
Revenue Underspend	Various		(£145,000)		Early Savings & Turnover
Director	Inflation		(£112,000)		Balance held
Change Fund	Various		(£100,000)		Preventative spend
Deferred	Various		(£118,000)		Reprioritised

Income / Independent Living Reserves					use of Reserves
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The £112,000 inflation is currently held by the Director to fund non National Care Home Contract inflation pressures, as of October not allocated.

The funds outlined above will be transferred to a new earmarked reserve, subject to approval. The capital works will be phased accordingly and funded from this revenue reserve.

7.2 Personnel:

No implications.

7.3 Equalities:

Need EQIA

7.4 Repopulation: -

8.0 CONSULTATION

8.1 3 service users were consulted and participated in producing the slide presentation illustrating issues with access within the current building and advising of their specific lack of choice, dignity and privacy. TPS staff also provided information and views on the barriers and constraints to providing quality care and support to service users.

Views will be sought from all service users, carers and other key stakeholders in the re-design of the building and service model.

9.0 LIST OF BACKGROUND PAPERS

9.1 Inverclyde Council 14-16 Bank St Greenock Photographic Schedule of Condition 20/12/12.

9.2 Caladh Bank Street Slide presentation-CHCP.