

ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	Executive Committee
Date:	May 9th 2014
Subject:	Older Adult Accommodation Options – Garreglwyd, Cybi
Portfolio Holder(s):	Councillor Kenneth P Hughes
Head of Service:	Carys Emyr Edwards, (Interim) Head of Adult Services
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Local Members:	<p>Holyhead Members Robert Llewelyn Jones Raymond Jones J Arwel Roberts</p> <p>Ynys Cybi Members Dafydd Rhys Thomas Jeffrey Evans Trefor Lloyd Hughes</p>

A –Recommendation/s and reason/s
<p>In accordance with the work programme endorsed by the Adult Transformation Board the Department sought expressions of interest by the sector in running / buying Garreglwyd as a service for older people on the Isle of Anglesey. Information has been received which indicates that there is specific interest in this proposal.</p> <p>Following guidance from Legal Services, officers are advised that it is appropriate to provide formal notice of any intention of Council actions that concern possible disposal of Garreglwyd as Council operated residential care, and to undertake consultation on this. This should be undertaken before a process for any disposal can be progressed.</p> <p>On the basis of an assessment of current and future need, the view of officers is that there is a case for a facility being available to provide accommodation and care for older people, in particular for those with needs arising from conditions such as dementia. The Executive is asked to agree that such notice and formal consultation¹ should now be undertaken, of an intention (subject to the results of consultation) to dispose of Garreglwyd. This consultation will be on Garreglwyd being sold <i>with a preferred use for it to be run as a specialist dementia facility (or other private nursing or private residential care provision)</i> and this is with the provisos that:</p>

¹ Suggested process for consultation in outlined in Appendix 3

- No commissioning commitment will be made to accompany the sale;
- Care of current residents is prioritised and best practice guidance for care (including any transfer of care) is adopted and implemented ;
- Engagement with residents, families, staff and members is undertaken on a continuous basis.

Following such notice and consultation (and dependent upon said consultation, analysis of such and further specialist advice), the Executive will then be asked to agree to proceed with appropriate disposal for preferred use, subject to an appropriate competitive process and that any transfer will reflect relevant safeguards for future use.

B – What other options did you consider and why did you reject them and/or opt for this option?

The Older Adults Social Care Board considered a number of options for the future of Garreglwyd including no change, develop as Residential Care and alternative Council use. However it was agreed that “no change” was not viable from either a care provision or financial perspective; developing as residential care did not recognise that there would be an over supply of beds in the area (at a time when there are and have been significant voids) and that this was contrary to Service intentions in which there is a move towards reduced dependence on residential care. Alternative uses were not considered appropriate.

Renting the building (rather than selling) was also considered but advice from both Property and Finance was that this route should not be considered.

C – Why is this a decision for the Executive?

This is a matter which requires executive support from the outset in order to support a consistent approach when engaging with residents, their families and indeed prospective investors in social care.

The decision is important with reference to its impact on individual residents and their families and the strategic direction of future adult care.

Actions taken by the authority will be subject to scrutiny by regulators and statutory bodies and, in addition, the matter is likely to attract media attention.

CH – Is this decision consistent with policy approved by the full Council?

The authority has noted its commitment to providing the best possible services, in accordance with identified need, with the available resources. This proposal is consistent with this principle

D – Is this decision within the budget approved by the Council?

The proposal would identify revenue savings for the authority and reduced capital risks for the future.

The proposal, if implemented, would also reduce costs for those who self fund care.

DD – Who did you consult?		What did they say?
1	Chief Executive / Strategic Leadership Team (SLT) (mandatory)	“Older Adult Accommodation Options – Cybi GC presented the report and SLT agreed with Option 1 i.e. to decommission Garreglwyd and to put forward the proposal to the Executive and Council, and also to Option 2 as a proviso to explore the option for renting the site. Once the political vision is known, then it may be prudent to explore with the Housing Associations.” SLT Minute of 31/3/14
2	Finance / Section 151 (mandatory)	Have confirmed the relevant financial data contained in the document (other than that provided by property in relation to value of site etc)
3	Legal / Monitoring Officer (mandatory)	That adequate notice and consultation (in line with any existing statutory guidance and recognized good practice) is required and a reminder of the requirement to achieve best value.
4	Human Resources (HR)	Consulted on implications for staff including any TUPE and HR are continuing to obtain further, specialist, advice.
5	Property	Have been engaged in identifying cost of site, clearance etc, and have confirmed their lead role in any site/property disposal/sale.
6	Information Communication Technology (ICT)	Not consulted
7	Scrutiny	
8	Local Members	Local members were briefed at the stage of inviting interest from the market on acquiring Garreglwyd, and there was recognition that such an exercise should be done.
9	Any external bodies / other/s	

E – Risks and any mitigation (if relevant)		
1	Economic	
2	Anti-poverty	
3	Crime and Disorder	
4	Environmental	
5	Equalities	An Equalities Impact Assessment is being undertaken and will be completed by 21 May
6	Outcome Agreements	
7	Other	

F - Appendices:
Appendix 1 – Background Information and assessment of benefits/disadvantages of proposal
Appendix 2 – Summary of current and future actions
Appendix 3 – Summary of proposed Consultation

FF - Background papers (please contact the author of the Report for any further information):

APPENDIX 1

Adult Transformation Programme	Report on Recommendation for Consultation on the Closure and Sale of Garreglwyd
Background information & Summary of Risks/Benefits	Appendix One

1 Background Information

- Garreglwyd accommodates 28 beds (inc 3 for Physical Disability clients. Average occupancy for last year 60.1%, and at (27/02/14) there were 11 Long term residents, (with an additional 7 Respite & 2 Short term care).
- Private residential care provision within Cybi is available through 5 homes that provide 87 beds where there is (as at 29/4/14) 87% occupancy (11 available beds). In addition there is also a private Nursing home that can accommodate 38, and currently has 36 residents.
- Running Costs Budget 2013/14 (full year) £542,030
- Actual costs to period 8 £322,943 (of which staff costs are £269,658)
- Private/third sector companies and organisations were invited to express possible interest by March 21st. Six replies were received from a mixture of companies, including both existing care/nursing companies and those that build specialist care accommodation.

2 Implications

Proceeding with a sale would mean the decommissioning of Garreglwyd as a Council owned establishment. The implications of the decision are summarised as:

Risks/Disadvantages	Benefits/Opportunities
Non-Financial	
Strong community and political views, and consequent publicity	Opportunity to provide clarity and consistency in commissioning
Change in care arrangements of residents	Clarity and consistency in what is provided for long term care
Reduced capacity for residential care in Cybi area.	Removing Garreglwyd from current provision will improve sustainability of private sector, and long term move is away from commissioning residential care.
Implications for current Home staff. Consideration of TUPE arrangements needed	Safeguarding larger number of jobs in private sector and potential new jobs in new development
Financial <i>(Based on current rates and confirmed through Finance)</i>	

	Cost avoidance of required immediate investment of £65k and annual additional maintenance of £65k
Cost of purchasing alternative provision in private sector for existing clients £129,690	Cost avoidance of removal of <i>annual</i> running cost – current budget is £542k pa
Redundancy costs £133,927.23	Capital receipt of ranging from c£175k for vacant possession to c£800k for business
Loss of Capital receipt for cleared site of £500k	Saving of c£40/week for those residents that are self-funding (£2k+ pa)
	Greater stability for private sector reducing voids (potential value of additional £281,424 pa to sector)

APPENDIX 2

Adult Transformation Programme		Report on Recommendation for Consultation on the Closure and Sale of Garreglwyd	
Report on Current and Proposed Actions		Appendix Two	
	Action Required <i>Services Involved</i>	Action Undertaken/Ongoing	When
1	Clarify the Process of possible asset disposal <i>Legal, property, procurement, asset management</i>	Confirmed that Property lead on a sale. Details of what required, by when etc being developed	8/5/14
2	Develop a Sale Spec <i>Legal, property, procurement, asset management</i>	Confirmed what is being sold; ie the site, property and assets, <i>not</i> a business	16/5/14
		Preferred option for Dementia Care – practicalities and legal definitions being agreed	16/5/14
		Change of use issues being clarified	2/5/14
3	Define the Function/Role <i>Adult Services</i> <i>CSSIW</i>	Confirming the evidence for preferred use (Dementia). MPS to be finalised	8/5/14
		Clarify and evidence other (nursing/private residential) use	9/5/14
		Implications for CSSIW registration agreed	25/4/14
		Confirming service requirements and private sector capacity for residential care	9/5/14
4	Staffing <i>HR, Finance, Adult Services</i>	Confirming the implications for staff	18/4/14
		Develop appropriate consultation process	7/5/14
		TUPE options being explored with HR	7/5/14

5	EQIA	Assessing the need and protection of vulnerable groups	tbc
6	Cost/benefit <i>Finance, Adult Services, Property</i>	Clarifying the cost/benefit implications of sale	25/4/14
7	Engagement and Communication <i>Adult Services,</i>	Update to residents	25/4/14
		Update for staff	
		Update for members	tbc
		Other stakeholders	tbc
8	Consultation Process Developed	See Appendix 3	
	<i>Legal, HR, Adult Services</i>		
9	Decision Making	Report and Recommendations for SLT	31/3/14
		Report and Recommendations for Executive on Consultation	19/5/14
		Report and Recommendations for Executive for action informed by Consultation	14/7/14

APPENDIX 3

Adult Transformation Programme	Report on Recommendation for Consultation on the Closure and Sale of Garreglwyd
Summary of Consultation Process	Appendix Three

The Consultation is specifically about the decommissioning of that home and *will run for a period of 30 days*, and has been advised upon by Legal Services. Useful to add comment about the requirement and scope within the legislative requirement and reference the welsh gov circular. This Consultation is intended to:

- Allow key interested parties to input their views on the proposals
- Provide a variety of ways for people and groups to register their views
- Enhance the information available to Members and aid decision making

The Consultation process is aimed at seeking the views of those:

- older people currently living in Garreglwyd
- receiving respite
- day centre users
- carers
- relatives
- staff within the care home
- who supply goods and services to the home
- Town and Community Councils
- Penrhos Stanley, GPs and Health professionals
- Neighbours

In order to

- collect and understand the wishes and feelings of service users

The process of consultation and decision-making will be:

- Open and transparent and every effort will be made to ensure that the residents, advocates, relatives and staff are the first to know of any developments.
- Supported by a dedicated team of experienced and specially trained Social Workers who will work with residents and their families throughout the whole process.

Outline Timetable for Consultation:

The consultation period is to be for 30 days in line with advice sought from Legal and other Local Authorities with those directly affected. The following is a draft:

Task	Due by	Owner
Consultation Start Date (20th May 2014)		
Notifications and Questionnaire on Council Website and Social Media Sites	20/05/14	Comms
Notifications to Press & relevant media, OPC, MPs, etc	20/05/14	Comms
Formal consultation notice to staff members	20/05/14	HR
Formal consultation notice to suppliers	20/05/14	Contracts

Formal consultation notice to neighbours	2005/14	T&FG
One to one meetings with residents and families	21/05/14	T&FG
One to one meetings with staff members	21/05/14	HR
Stakeholder Meetings	21+/05/14	T&FG
Consultation with local residential (and other) care providers/homes		
Other	21/05/14	T&FG
<i>Consultation Feedback Period</i>		
<i>Consultation End Date (20th June 2014)</i>		

All the responses collected during the consultation and the outcome of the Equality Impact Assessments will be used to draw up recommendations to be considered by the Executive Board. Consultation evaluation will then be collated for presentation at the 30th June 2014 Informal Executive Committee.