

COMMITTEE	Council Board
DATE	11 October 2011
TITLE	Consultation on the future of Hafod y Gest Residential Home, Porthmadog
PURPOSE OF REPORT	To consider recommendations presented by the Project Board following the consultation and the recommendation of the Care Scrutiny Committee
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PORTFOLIO LEADER	Councillor R H Wyn Williams Portfolio Leader, Social Services

## **1.0 Background**

- 1.1 In a meeting of the Council's Board on 22 February 2011 a formal consultation exercise was authorised in relation to the future of Hafod y Gest residential home. The consultation was completed on 1 July with the results and recommendations being reported to the Care Scrutiny Committee on 13 September. (see Appendix A)
- 1.2 The recommendation presented follows consideration by the Older Person Service Transformation Project Board propose:-
- a) to cease the use of Hafod y Gest as a residential home timed in accordance with the development timetable of the extra care housing on the site.
  - b) to ensure that assessments of the existing residents of Hafod y Gest are held and to re-home the residents in accordance with their individual needs.
  - c) to submit a report to the Council Board transferring the site to Cymdeithas Tai Eryri, free of charge.
  - d) to support the Portfolio Member and the Corporate Director to submit a formal application to the Assembly to redirect the social housing grant allocated to build Extra Care Housing at Llan Ffestiniog to develop Extra Care Housing schemes in Porthmadog and Bangor.
- 1.3 The Scrutiny Committee decided to:-
- a) Recommend to the Council's Board that all the recommendations of the Project Board should be refused.

- b) Recommend to the Council's Board that a further consultation should be held with residents and the local community and a further report provided in due course.
- 1.4 This report summarises the main conclusions from the consultation and the discussion linked to them and asks the Board to consider the recommendations presented to the Care Scrutiny Committee and the recommendations of the Scrutiny Committee itself.

## **2.0 The Council's Vision**

The Council's vision is based on the aspirations of older people in Gwynedd, that is promote and maintain independence of vulnerable individuals and enabling them to live in their own home as long as possible. For this to happen it has already been agreed to increase the choice in relation to the accommodation which is available including increasing the number of extra care housing. The inevitable result implementing the vision is a reduction in the need to general residential care. The reduction is already evident in the number of empty beds within the Council's homes. This has been recognised by the Council in deciding on the strategic direction what has been adopted and furthermore is being implemented.

## **3.0 Consultation Results**

- 3.1 The report to the Scrutiny Committee summarises the background to the consultation with the information pack distributed attached to the report together with the results. In addition the results of a consultation held by Porthmadog Town Council have been included.
- 3.2 The main results of the consultation are summarised as follows:-
- 42.1% of respondents had a connection with the home.
  - 53.4% agreed with Gwynedd Council plans to assist older people to continue to live in their own homes.
  - This opinion was supported by several of those who responded, agreeing that Gwynedd Council should invest more in services to assist older people to continue living at home. 76.7% wished to see home care developing, 67.7% wanted to see a development in the day care services and 51.9% wanted to see development of the intermediate care services.
  - 41.4% supported Gwynedd Council's proposal to develop Extra Care Housing in Porthmadog.

- 61.7% believed that it was reasonable for Gwynedd Council to invest £462,000 in the short-term to maintain the Hafod y Gest building and £1,320,000 in future to adapt the home.
  - 79.7% believed that the Council should invest in the existing home and improve it to a standard that would meet the aspirations of residents in the future, namely Option 1.
  - 11.3% were in favour of developing Extra Care Housing and community services to support people to live at home but to close the existing residential home.
- 3.3 A response to the consultation was received by the Provider and Leisure Department on behalf of the staff of the home as well as the opinion of managers and senior managers of the Department.
- 3.4 In response to the consultation held by the Porthmadog Town Council 58.11% favoured investing in Hafod y Gest. 72.75% were supportive of building extra care housing on the present Hafod y Gest site if moving ahead with the extra care housing.

#### **4.0 Main Considerations**

- 4.1 There are two main reasons for considering the future of the Hafod y Gest residential home that is:-
- i) the significant need to spend on the building to ensure a home which is suitable and responds to the aspirations of residents in the future. It is estimated that approximately £2.2 million needs to be spent on the building. This is not included in the Council's asset management plan and to include it would require prioritizing the budget to pay for the work. The results of the consultation also shows a strong wish to respond to residents aspirations to continue developing services to support this. This is an obvious tension therefore between spending to improve the existing home, which would only extend the life 20-25 years to happen, and investing to ensure services to support individuals to live at home. As this is the option which is consistent with the Council's vision it is recommended by the Project Board.
  - ii) the need for residential beds in the Porthmadog catchment area. The strategic Review of Residential and Nursing Service highlighted an excess of nursing beds in the area in with the specific need to increase dementia care and extra care housing being identified. The situation regarding the number of empty beds in homes in the area was reported to the Care Scrutiny Committee and this situation continues and confirms that the capacity is available to meet existing and future needs. Local and national usage trends are declining with Gwynedd having the highest number of people in care homes other than one other authority. Changing the

emphasis in the provision to increase the number of extra care housing is consistent with the strategic decision made by the Council while considering residents needs and aspirations.

## **5.0 Extra Care Housing Update**

- 5.1 It was reported to the Care Scrutiny Committee that discussions with Cymdeithas Tai Eryri had led to the association favouring developing extra care housing on the Hafod y Gest site. A scheme of up to 42 units (27, 2 bedroom units and 15, 1bedroom units) are envisaged at a cost of £6.5m.
- 5.2 Draft plans were presented to the Porthmadog Area Forum (copy attached – Appendix B) which shows and outline of the development. It is stressed that these are initial plans and it is the intention of Cymdeithas Tai Eryri to consult locally on the detailed design before presenting a planning application.
- 5.3 As there is no Social Housing Grant allocated to the development there is a need for the Association to fund it without grant. To ensure affordable rents however a request has been received to transfer the site for no payment and the need for a contribution of up to £1.5m towards the cost of the scheme.
- 5.4 It is recommended that an application is made to the Wales Government for permission to transfer social housing grant allocated to the Llan Ffestiniog extra care housing scheme for this purpose and also to facilitate the development of extra care housing in Bangor which is in a similar position from the point of an absence of social housing grant to finance a development of extra care housing.

## **6.0 Care Scrutiny Committee Recommendation – Additional Consultation**

- 6.1 The Scrutiny Committee is recommending “further consultation is held with the residents and the local community and a further report is provided”.
- 6.2 The consultation which has been held is statutory with the emphasis on including the stakeholder of Hafod y Gest home. 410 information packs and questionnaires were sent to various bodies and agencies together with anyone who requested the information. The local community was informed by the consultation either though letter, through formal notice or announcement in the press or through meetings. In addition to this the Town Council consulted through 2400 local questionnaires with the results being presented for consideration. It is suggested therefore that nothing more is to be gained through a further consultation.

## **7.0 Key Consideration Summary**

- 7.1 Part 11 of the Care Scrutiny Committee notes the following as the key considerations:-

- i) The consultation shows substantial support to the option of investing in the existing home and praises the standard of care found there.
- ii) The consultation also shows support to developing extra care housing in Porthmadog and for that to happen on the existing site of Hafod y Gest.
- iii) A strong wish has been expressed to develop services which support individuals to live at home.
- iv) There are residential and nursing beds available in the area to respond to existing and future needs.
- v) In order to develop Hafod y Gest to be a home which would respond to people's aspirations in the future, there is a need for substantial expenditure (see 4.3).
- vi) The Council has already agreed to support more people living at home, increase the number of extra care housing and reduce the number of traditional residential beds available in Gwynedd.

7.2 How the two options agree with strategic decisions already made by the Council can be seen below:-

<b>Criteria</b>	<b>Option 1 - Invest in the existing home and improve it to a standard that would meet the aspirations of residents in the future.</b>	<b>Option 2 – Invest in developing Extra Care Housing and community services to support people to live at home but to close the existing residential home</b>
Reduce traditional residential beds and become closer to the average for Wales (Decision of the Council Board on 12 October, 2010)	X	√
Increase the number of Extra Care Housing in Gwynedd (Decision of the Council Board, 17 February 2009)	X	√
Contribute to the savings target of £1.3m by April 2012 (Decision of the Council Board, 1 December 2009)	X	√

## **8.0 Equality Impact Assessment**

8.1 In accordance with legislative requirements an Equality Impact Assessment was undertaken on the recommendations presented to the Care Scrutiny Committee. A full copy of the assessment can be seen as Appendix 5 to the Care Scrutiny Committee report.

- 8.2 The Assessment comes to a conclusion that no single equality group was affected more than another. However due to the nature of the proposal it is obvious that it specifically deals with older people. It is noted however that not all the information regarding the extra care housing was available during the consultation but that this can be rectified through ensuring specific liaison with users as the plans are developed further. Cymdeithas Tai Eryri have already expressed their intention to consult locally regarding the design of the extra care housing plans.
- 8.3 It is noted that should the Council's Board accept the recommendations of the Project Board an action plan will be prepared and implemented by the Project Board.

## **9.0 Recommendations**

- 9.1 The recommendations presented to the Care Scrutiny Committee (see para. 1.2) were based on the key considerations noted in part 7 of this report. The Board is requested to consider those recommendations and the recommendations from the Care Scrutiny Committee as noted in para. 1.3.

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A. Views of the Local Member(s):-

Every effort was made to ensure contact with local members through the consultation period and more recently while presenting the recommendation. It is fair to report that the local members are very supportive of ensuring the future of Hafod y Gest or the continuance of a residential home on the site. An invitation is extended to the local members to the meeting of the Board to present comments.

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B. The views of the Statutory Officers:-

1. Chief Executive:-

“The report very clearly outlines the reasoning behind the options presented. With respect to the response to the consultation, and what I understand from discussion in the Scrutiny Committee, it appears there is agreement with the Council’s strategic direction to promote independence, keeping people in their homes and promote variety and flexibility regarding the type of care offered but when it affects one establishment, an establishment which is appreciated, there is clear nervousness and a reluctance to change.

The question to the Board is whether it accepts that reluctance or whether it wishes to move on as it is convinced that is the right thing to do for the benefit of the future. I suggest that this is what should happen.”

2. Monitoring Officer:-

“The consultation has been held in accordance with the request of the Board and the statutory framework. It is believed that the Board now has all the information it needs and I wish to remind it that it is under a duty to weigh all relevant considerations in coming to its decision. These considerations are summarised in the report to the Board and include, amongst other factors, the responses to the consultation.”

3. Chief Finance Officer:-

“Consultations have taken place with local people and those with specific interest in the establishment, amongst others. However, the responses should be considered in the context of all Gwynedd taxpayers and citizens’ aspirations, and the resources available to satisfy those aspirations. In these hard times when sources of capital finance are shrinking unprecedentedly, part 4.1(i) of the report makes it clear that £2.2m needs to be spent on the building to extend its life for a limited period. For this to happen, we would need to identify other valuable projects which would be sacrificed, whilst I understand from part 4.1 (ii) of the report that there is adequate alternative residential care provision in the area.”

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C. Background Papers

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D. Policy Implications

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