

## MUNICIPAL YEAR 2013/2014 REPORT NO. 29

**MEETING TITLE AND DATE:**

Cabinet - 10<sup>th</sup> July 2013

**REPORT OF: Ray James**

Director of Health, Housing &  
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**Agenda - Part: 1**

**Item: 14**

**Subject: Reprovision Project – Next Steps**

**Wards: All**

**Key Decision No: 3593**

**Cabinet Member consulted: Councillor  
McGowan**

**1. EXECUTIVE SUMMARY**

- 1.1 This report proposes a way forward in terms of Next Steps in the development and delivery of the Re-provision Project.
- 1.2 Financial information can be found in Part 2 report.

**2. RECOMMENDATIONS**

- 2.1 Cabinet is asked to agree the commissioning and building of a dual registered nursing and residential care home and then separately the procurement of the service delivery aspect of the project , additional recommendations are contained in the Part 2 report.

### **3. BACKGROUND**

- 3.1 The Reprovision Project remit has been to re-organise and improve care provision to older people through the reprovision of two Local Authority run Care Homes (Coppice Wood Lodge and Bridge House) that currently fall below CQC standards, and to establish a high quality service within a single new purpose built, state of the art building. It has been planned that the new facility would provide care and accommodation for 70 plus older people with Dementia related need on the former Elizabeth House Site, 1 Old Road, EN3.
- 3.2 The rapidly changing financial and market environment over the past few years has had a profound impact on procurement of these and similar services.
- 3.3 The Council over the past two years has sought to procure the Reprovision Project twice without success. The tender package offered to bidders was based on a design, build, operate, maintain model (DBOM) whereby the provider would be expected to enter into a long-term service contract to deliver the care service and would have to fund, develop and equip a suitable dual-registered care home facility to provide it from, which would be located on a Council owned site.
- 3.4 It is clear that there are factors within the wider market that should be considered as part of the next steps decision making process including:
- Over the last two years two significant providers have experienced considerable problems.
  - Although the care home property market was until 2010 perceived as being stable in terms of prices, during 2011 prices fell by 3.3% and the market does not appear to have recovered
  - 2011 saw 750 care homes re-assigned by landlords to new providers due to financial challenges, with 31,000 service users involved
- 3.5 Need for the service has been established through needs assessment.

### **4. ALTERNATIVE OPTIONS CONSIDERED**

#### **4.1 Potential Options**

Options considered are contained within the Part 2 report.

## **5. REASONS FOR RECOMMENDATIONS**

- 5.1 The proposed way forward, supported by related recommendations for consideration has been identified as posing least risk and offers the most viable approach, given the current market situation.

## **6. COMMENTS OF THE DIRECTOR OF FINANCE, RESOURCES AND CUSTOMER SERVICES AND OTHER DEPARTMENTS**

### **6.1 Financial Implications**

Are contained in Part 2 report.

### **6.2 Legal Implications**

- 6.2.1 The Authority is the Social Services authority for the London Borough of Enfield, within the meaning of the Local Authority Social Services Act 1970, and has the responsibility as defined under the National Health Service and Community Care Act 1990 to provide community care services.
- 6.2.2 The Authority is empowered to procure the provision of building works and care services pursuant to Section 1 of the Local Government (Contracts) Act 1997, Section 29 of the National Assistance Act 1948, Section 45 of the Health Service and Public Health Act 1968 and the Localism Act 2011. The provision of a residential and nursing care home at Elizabeth House is in accordance with the above legislative powers.
- 6.2.3 The Council must also adhere to the Duty of Best Value and must consider this duty in the manner in which the works and the services are provided in accordance with the Local Government Act 1999.
- 6.2.4 The resultant contracts must be in a form approved by the Assistant Director of Legal Services.

### **6.3 Property Implications**

Are contained in Part 2 report.

## **7. KEY RISKS**

- 7.1 Key risks are identified in Part 2 report.

## **8. IMPACT ON COUNCIL PRIORITIES**

### **8.1 Fairness for All**

The tender processes will be conducted in accordance with both the Council's Contract Procedure Rules and EU procurement rules. Therefore the tender processes will be transparent and fair and encourage healthy competition within a specialist sector.

## **8.2 Growth and Sustainability**

The new facility will offer potential work opportunities in an area of employment need in the Borough. It will contribute to the regeneration of the physical environment by the development of an attractive, quality building on a currently empty site.

## **8.3 Strong Communities**

The new service will contribute to the community by providing a quality service to vulnerable older people in the borough, and support maintenance of family relationships, provide employment opportunity to borough residents and potentially be of benefit to other local businesses.

## **9. EQUALITIES IMPACT IMPLICATIONS**

An Equalities Impact Assessment was undertaken to inform and support the previous procurement exercises, the findings and recommendations from this are still current

## **10. PERFORMANCE MANAGEMENT IMPLICATIONS**

Contractual framework will have clear performance management requirements with monitoring taking place on a regular basis to ensure both timely delivery and quality.

## **11. HEALTH AND SAFETY IMPLICATIONS**

Not applicable.

## **12. HR IMPLICATIONS**

Are contained in the Part 2 report

## **13. PUBLIC HEALTH IMPLICATIONS**

The development of the reprovision project on the former Elizabeth House site will create a major new nursing and social care residential facility which will provide enhanced benefit to the target service user group within Enfield.

## **Background Papers**

None.