

NOTIFICATION OF DECISION TAKEN – OPERATIONAL

Decision taken by: Director of Health, Housing and Adult Social Care and
Director of Finance, Resources and Customer Services

Summary of Decision Taken including reasons (If appropriate, please specify relevant paragraphs within the report)

On 21st October 2015 Cabinet agreed the strategic approach of building a new care home with nursing within the next 3 years and authorised officers to commence feasibility, scoping, planning and commissioning. This report outlines the outcome of an exercise to recommend the location for the new care home, seeks approval of the preferred option and an initial sum of £300,000 (Three Hundred Thousand pounds) for appointment of Architects to undertake design and detailed feasibility together with supported survey work in support of a Planning Application.

PLEASE SPECIFY CATEGORY OF DECISION: Key
If Key, please quote Forward Plan reference. Reference No. KD 4283

Any alternative options considered and rejected:

Please see report.

Was the decision made in Part 1 or Part 2 ? Part 1

Interests Declared in Respect of the Decision (and by who):

NOTE: This form must be signed and dated by the decision taker(s) – see below:
The date specified will be taken as the date that the decision was made.

Signed



Ray James, Director of Health, Housing and Adult Social Care

Date

26, 5, 2016

Signed



James Rolfe, Director of Finance, Resources and Customer Services

Date

26, 5, 2016

MUNICIPAL YEAR 2015/2016 - REPORT NO.

**ACTION TO BE TAKEN UNDER
DELEGATED AUTHORITY**

JOINT OPERATIONAL DECISION OF
Director of Health, Housing and Adult
Social Care; and
Director of Finance, Resources and
Customer Services

REPORT OF:

Assistant Director of Strategy and
Resources
Contact officer and telephone number:
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Agenda - Part: 1	Item:
Subject: Site Identification for New Care Home	
Wards: All	
Key Decision No: 4283	
Cabinet Member consulted: Cllr Cazimoglu	

1. EXECUTIVE SUMMARY

- 1.1 On 21st October 2015 Cabinet agreed the strategic approach of building a new care home with nursing within the next 3 years and authorised officers to commence feasibility, scoping, planning and commissioning.
- 1.2 This report outlines the outcome of an exercise to recommend the location for the new care home. LBE Strategic Property Services have undertaken a search of LBE owned sites within the borough and it is proposed that the Coppice Wood Lodge site is used for the new care home.

2. RECOMMENDATIONS

It is recommended that the Director of Health, Housing and Adult Social Care in conjunction with the Director of Finance, Resources and Customer Services:

- Approves the preferred option of the Coppice Wood Lodge site as location for new care home.
- Approves an initial sum of circa £300,000 (Three Hundred Thousand pounds) to be added to the Council's Capital programme for appointment of Architects to undertake design and detailed feasibility together with supported survey work in support of a Planning Application.

3. BACKGROUND

- 3.1 On 21st October 2015 Cabinet agreed the strategic approach of building a new care home with nursing within the next 3 years and responsibility was delegated to the Director of Health, Housing and Adult Social Care and Director of Finance, Resources and Customer Services to approve the site for a new care home.
- 3.2 There are currently 99 residential and nursing care homes located in the borough that are registered with the Care Quality Commission, providing a total bed capacity of 2016. In respect of service type, 745 beds are registered as providing nursing care.
- 3.3 The number of people over 65 years of age is forecast to increase by 23% in the next 10 years – from 42,400 in 2015 to 52,500 in 2025. This increase is slightly above the overall percentage increase of England (21%) and poses a significant local challenge in terms of developing services to meet future demand. In 2015 it was projected that over 1300 older people living in a residential care home (with or without nursing care) and this number is projected to rise to 1780 in 2025. In 2014/15 a total of 683 older people aged 65+ known to adult social care services as placed were in residential care and 232 were placed in nursing care provision.
- 3.4 The number of people with dementia in Enfield continues to increase. There are currently over 3,100 and with improving rates of early identification and diagnosis, this is likely to increase further. The demand for high quality and value for money residential and nursing care provision for people with dementia for both the Local Authority and Enfield CCG continues to exceed the available supply which has placed significant upward pressure on price with associated pressures on both Council and CCG budgets. New placements in 2015/16 for nursing and dementia care saw price increases of 13% and 17% respectively.
- 3.5 There is an ever increasing significant shortage of affordable nursing elderly dementia care beds in Enfield. It is important to note that bed spaces fell to single figures on numerous occasions and dropping to one vacant bed during the winter periods of 2014 and 2015. This combined with competition from other parties, who often pay higher prices, makes supply even more scarce and difficult to secure. The on-going shortage of nursing care beds in the Borough has placed upward pressure on care purchasing budgets, and has also contributed towards delays in the timely and appropriate discharge from acute hospital beds. Securing additional high quality nursing supply for Enfield residents is, therefore, a priority.
- 3.6 Strategic Property Services were commissioned to conduct a search of Council owned locations within the borough. This site needed to be approximately 1 acre in size, with good public transport links and to be available for the development of a new build care home to be operational by July 2018.

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- 3.7 LBE Strategic Property Services have undertaken a search of LBE owned sites within the borough and after exploring possible options on a wide ranging scale across both private and public sites, it is believed that the Coppice Wood Lodge site would be the most appropriate location for the new care home.

4. PROPOSED SITE – COPPICE WOOD LODGE, GROVE ROAD.

- 4.1 Coppice Wood Lodge (Grove Road, N11) is located in Southgate Green Ward and is of a suitable size (0.95 acres). The site is currently a residential care home which will be vacated by the end of 2016, once the care home on the Elizabeth House site is completed.

- 4.2 The site was selected as it would align with the timescales to complete the build of the new care home by July 2018. Furthermore, there is a high prevalence of dementia in this corner of the borough, and strategically, this site is situated on the opposite side of the borough to the 70 bed care home being built on the Elizabeth House site.

- 4.3 The Coppice Wood Lodge site is very accessible as it has one of the highest Public Transport Accessibility Levels (PTAL) in the Borough as it lies immediately bordering Bowes Road, not far from the A406, North Circular Road. The site is also accessible by those using public transport as New Southgate Railway Station and Arnos Grove Underground Station (Piccadilly line) are both a short walk away.

5. ALTERNATIVE OPTIONS CONSIDERED

- 5.1 See Part 2 Report.

6. REASONS FOR RECOMMENDATIONS

- 6.1 The Grove Road site currently occupies a care home, Coppice Wood Lodge, which will be closing at the end of 2016. The site is of adequate size and is a strategic location in terms of need and geography - as it is not only on the opposite side of the borough to the new home currently being built on the former Elizabeth House site, but it is also in a quadrant of the borough which has a higher prevalence of dementia. Furthermore, the site is very accessible by car and also public transport.

7. COMMENTS OF THE DIRECTOR OF FINANCE, RESOURCES AND CUSTOMER SERVICES AND OTHER DEPARTMENTS

7.1 Financial Implications

- 7.1.1 See Part 2 Report

7.2 Legal Implications

7.2.1 Under s.111 of the Local Government Act 1972 the Council has power to do anything which is conducive to its functions as a local authority. The provision of a care home is within that power. Additional powers are given for this by s.1 of the Localism Act 2011.

7.2.2 Although planning consent will be required for any new development it should be noted that the use of the proposed site as a care home is in line with the existing authorised use of the site.

7.3 Property Implications

7.3.1 See Part 2 Report

8. KEY RISKS

8.1 There is a risk that if the Elizabeth House build programme or transition of service users is delayed this could result in a delay to this project. However, this will be mitigated through monitoring of key milestones of both projects to ensure that the impact is mitigated or minimised where possible.

8.2 Planning is a risk that should be highlighted at the start of the process as this is not a guaranteed outcome – the site is on the edge of a conservation area and has Grade II listed buildings adjacent.

9. IMPACT ON COUNCIL PRIORITIES

9.1 Fairness for All

Approval of these recommendations ensures continued provision of high quality, affordable and accessible care services to all sections of Enfield's community.

9.2 Growth and Sustainability

Approval of these recommendations gives Enfield's citizens continued access to much needed provision for some of the Borough's most vulnerable people. The project will seek added community value within the build/ service provision through initiatives such as apprenticeships and training opportunities.

9.3 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,

may provide employment opportunity to borough residents and potentially be of benefit to other local businesses.

10. EQUALITIES IMPACT IMPLICATIONS

- 10.1 An equality impact assessment has not been conducted at this stage, but will be undertaken to ensure that the needs of service users and relatives are properly accommodated for.

11. PERFORMANCE MANAGEMENT IMPLICATIONS

- 11.1 A new nursing residential dementia care unit will contain adequate contract provision to ensure that the required performance management measures are met to deliver quality provision and service user satisfaction to optimum effect. The additional capacity in the new care home will contribute to national performance indicators, including minimising delayed transfers of care (DTtoC).
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12. HEALTH AND SAFETY IMPLICATIONS

- 12.1 The health and safety implications will be outlined at a later stage if relevant.

13. HUMAN RESOURCES IMPLICATIONS

- 13.1 N/A

14. PUBLIC HEALTH IMPLICATIONS

- 14.1 Provision of nursing care homes is a core part of maintaining the health and well-being of Enfield residents with dementia and complex needs.