

By: Oliver Mills Strategic Director, Social Services

To: Kevin Lynes Cabinet Member Social Services

Subject: OUTCOME OF FORMAL CONSULTATION ON CLOSURE OF LEYTON HOUSE, WILMINGTON

Classification: Unrestricted

Summary: Leyton House Registered Care Centre in Wilmington is in need of substantial refurbishment to bring the Centre to the National Minimum Standards for Care Homes for Older People. At the same time West Kent Area of the Adult Services Directorate have developed a new Centre, Gravesham Place, in Gravesend. We therefore ask for Member approval to proceed with the closure of Leyton House Registered Care Centre.

Background

1. The Adult Services Directorate is engaged in a process that will modernise the way it carries out its responsibilities in order to improve the service outcomes for the people of Kent. Two integrated care centres providing residential social and nursing care in Tenterden and Margate have been built using the PFI. This was achieved in partnership with our health colleagues in the Ashford and East Kent and Coastal Primary Care Trusts. This work has helped us to re-provide services from two of our residential care homes that were no longer fit for purpose, The Lindens in Tenterden and Appleton Lodge in Broadstairs. Further work will be needed to modernise the remaining Registered Care Centres to bring them to the National Minimum Standards required by the Care Standards Act 2000. At present the Adult Services Directorate is only able to provide services from its existing Registered Care Centres because of the transitional immunity provision that was made when the provisions of the Care Standards Act came into effect in 2002. Originally this immunity was due to be withdrawn by April 2007 but the large number of care homes that were forced to close persuaded the government to reconsider and the end date was removed in late 2003. While we no longer have a fixed timeframe to effect change in our existing provision we have a responsibility to develop and improve services in the interests of service users. Plans will be needed for each of Centres over the next 5 – 10 years. These will need to take account of the additional requirements as service users become older and more frail.

2. In 2003, as a part of plans to modernise services for older people the Kent County Council entered into an agreement with the Dartford, Gravesham and Swanley PCT to develop a new Health Community Hospital and Residential Social and Nursing Care Centre in Gravesend. The new Centre will provide a total of 102 residential places. The Older Person's Direct Service Unit will manage 80 of these places. The places will provide social residential and nursing care to older people with a range of needs including older people with dementia and recuperative care needs. The centre will also provide a day centre for up to 200 places per week that will include recuperative and therapy services for the local community.

3. The introduction of new and innovative services that support the principles of "Active Lives", promoting independence within their communities for older people in Kent is needed. To promote this activity the Directorate has piloted services supported by

technology such as Telecare and Telehealth that assist older people and people with a range of disabilities, to remain in their own home for longer. Despite the success of the partnership between the Occupational Therapy Bureau and District Councils in administering the Disabled Facilities Grant to enable adaptations to people's existing accommodation it has become clear that a new approach is needed to the provision of accommodation with care that is neither social residential or nursing care. This view is supported the Commission for Social Care Inspection in its reports on the views of stakeholders on the services needed for the future.

4. The development of the Residential and Nursing Centre in Gravesend and the additional provision of Extra Care Sheltered Housing has provided the Directorate with an opportunity to reengineer the provision of residential and nursing care in the north west of the County. This includes an appraisal of the balance of the types of services available to older people to ensure that services are primarily community based while ensuring that an appropriate level of residential based services are retained. The decommissioning of Leyton House in Wilmington is an important part of ensuring this balance.

5. The Leyton House building does not meet the minimum care standards. The Commission for Social Care Inspection (CSCI), the body that enforces these standards, has made it clear that Leyton House would have to make significant improvements in its fabric to meet the National Minimum Standards. In order for Leyton House to meet the minimum standards it would be necessary to:

- Increase the size of each bedroom to a minimum of 12 square metres of useable floor space.
- Install ensuite facilities that included at least a toilet and wash hand basin in each room.
- Refurbish the laundry and sluice areas.
- Increase the number of assisted bathrooms.
- To complete the replacement of the existing windows in each bedroom and public room to ensure that residents could open and close them easily and to ensure security at night.
- Replace the majority of furniture [armchairs, dining chairs, dining tables, side tables, sideboards, book cases etc] and equipment [assisted baths, hoists, weighing scales / hoist, medication room equipment, kitchenettes – including hobs and cookers] in the Home.
- To rewire and redecorate following the works replacing carpets, curtains and other soft furnishings.
- In addition to the work inside the Home it would also be necessary to undertake extensive works to the exterior of the building and the grounds to fully comply with the requirements of the standards and the requirements of the Disability Discrimination Act.

6. The cost of this work is estimated to be between £700,000 and £900,000. In the circumstances it is prudent to evaluate the alternatives. To demolish and rebuild Leyton House could cost up to £7 million based on the existing estimates for rebuilding the Broadmeadow Registered Care Centre in Folkestone.

Process	Date Action Completed
The Cabinet Member or the Chairman of the Policy Overview Committee will decide if a meeting between him / themselves, KCC Members and consultees is necessary.	None requested
Instigate any change programme	Date to be decided

7. The six-week consultation period on the closure of Leyton House concluded on the 23 April 2006. Residents, Carers, Staff, unions and relevant bodies have been involved with meetings and their views have been considered. Clients and their Carers were consulted over the alternative options of service provision. The residents and their families are working with Care Management to ensure that appropriate alternative placements are identified to provide the support they need. Having completed the formal consultation process with service users and the availability of Gravesham Place it is proposed that those residents who have opted to transfer to Gravesham Place should do so during the week following the opening on 15 May 2006. This move is not dependent upon the decision whether or not to close Leyton House.

8. Staff have been consulted on a one to one basis and their concerns addressed. The majority of staff will be redeployed keeping any redundancies to a minimum.

Issues of concern raised in the consultation.

9. There has been 1 letter expressing concern from a member of staff. The issues raised were related to questioning the condition of the fabric of the building.

10. This letter was answered and the issues were addressed as follows:

- a) The Leyton House building does not meet the minimum care standards. The Commission for Social Care Inspection (CSCI), the body that enforces these standards, has made it clear that Leyton House would have to make significant and prohibitively difficult and expensive changes in its fabric to meet their requirements over the next few years. In addition, there is an extensive backlog of maintenance required at Leyton House.
- b) The care currently provided at Leyton House is of a good standard but it is increasingly difficult to carry out in an ageing residential care home.
- c) Financial issues were not raised as a major area of concern through the consultation.

Personnel and Training implications

11. Staff are to be re-deployed to the new Registered Care Centre in Gravesend.

Finance

12. The closure of Leyton House will release revenue funding which will be reinvested to provide services for older people in Dartford. The first call on this funding will be costs incurred prior to 15 May 2006 plus any one off and recurring costs resulting from the closure. Initially, funds will contribute to the running costs of Gravesham Place as residents from Leyton House have moved there. Over time, the commissioning budget will be adjusted to ensure the needs of older people in the Dartford district are met.

13. It is proposed that the Capital receipt released from the sale of Leyton House will be re-invested in services for older people in Dartford.

Recommendation

14. The Cabinet Member for Adult Services is asked to approve the closure of the Leyton House Registered Care Centre and reprovision of these services at Gravesham Place in Gravesend.

Background Documents:

Green Paper "Independence, Well-being and Choice"

CSCI Report "All Our Tomorrows" – Inverting the Triangle of Care [ADSS / LGA – October 2003]

DMT report by Kim Maslyn on the future of Leyton House.

Closure/Variation Policy for the closure/variation in the service use of a Social Services Establishment.

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CABINET SCRUTINY COMMITTEE – 31 MAY 2006

Report Title:	Proposed Closure of Leyton House, Wilmington (Decision 06/00808)
Documents Attached:	Report to Cabinet Member for Adult Services published on 11 May 2006.
Purpose of Consideration:	To explore particularly:- <ul style="list-style-type: none">(a) the arrangements for consulting local Members for the catchment area served by Leyton House (not just the local Member for the electoral division in which Leyton House is situated);(b) the degree of control which KCC will retain over the residential care service once it reduces its in-house provision by the closure of facilities such as Leyton House;(c) opportunities for Member involvement where residential care is provided in joint facilities such as Gravesham Place.
Possible Decisions:	The Constitution (<i>Appendix 4 Part 8</i>) requires the Committee to take one of the following decisions:- <ul style="list-style-type: none">(a) make no comments; or(b) express comments but not require reconsideration of the decision; or(c) require implementation of the decision to be postponed pending reconsideration of the matter by the Cabinet in the light of the Committee's comments; or(d) require implementation of the decision to be postponed pending reconsideration of the matter by full Council.
Previous Consideration:	None.
Background Documents:	None.