

Accommodation Strategy

Adult Social Care and Public Health Cabinet Committee

6 December 2016

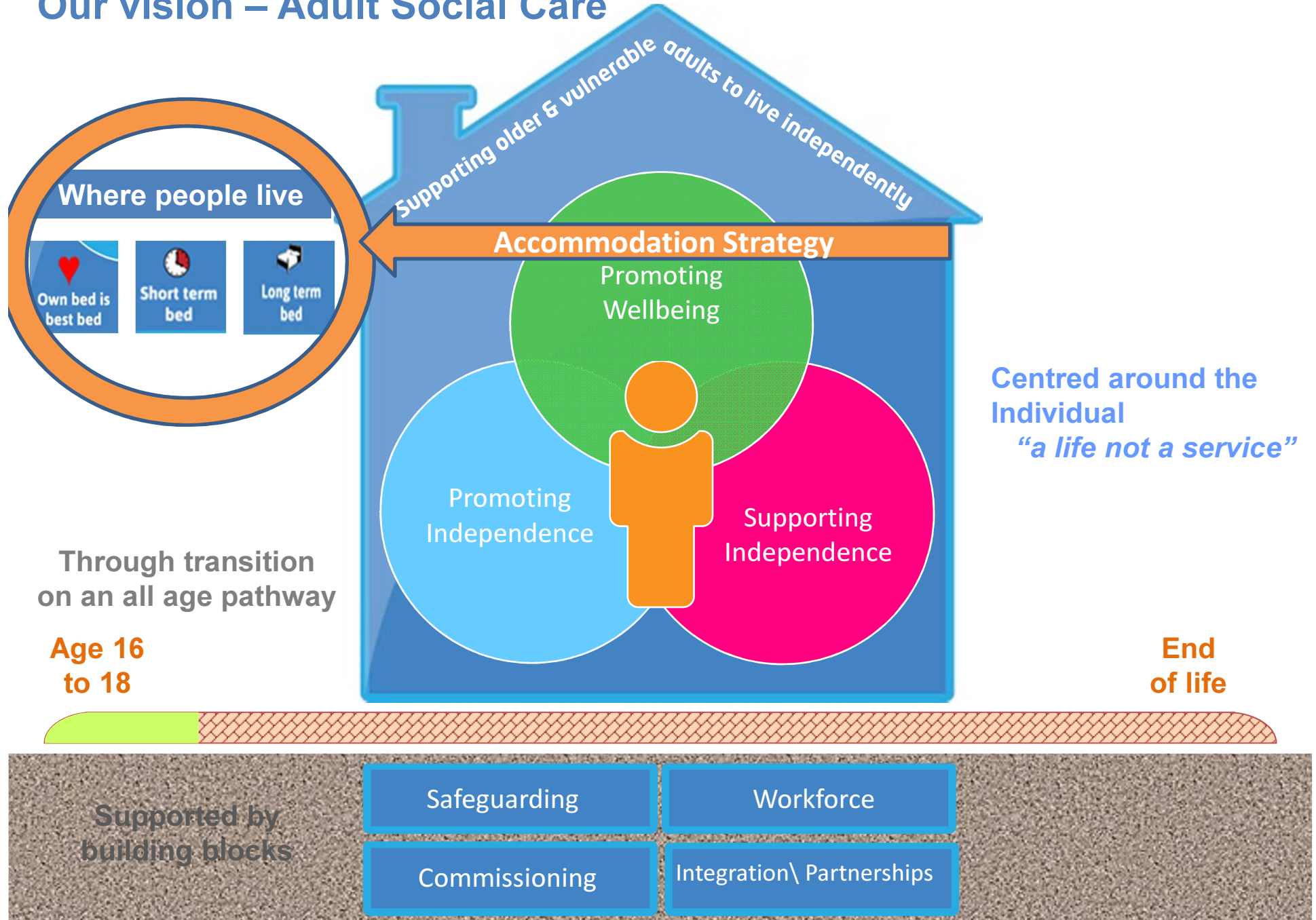
Christy Holden - Head of Commissioning



**Kent Social Care
Accommodation Strategy**
Better Homes: Greater Choice



Our vision – Adult Social Care



Accommodation Strategy

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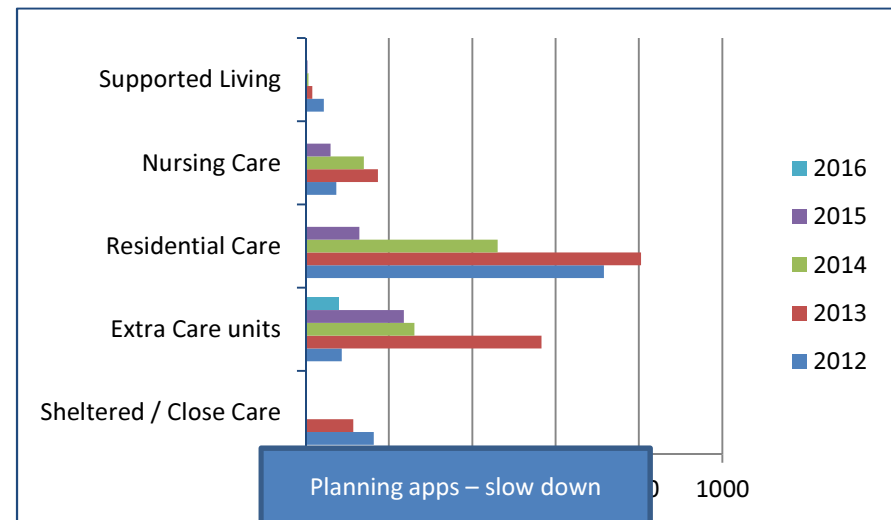


Kent Social Care Accommodation Strategy
Better Homes: Greater Choice

- KCC spends £180m on residential and nursing care
- The right type of accommodation in the right place
- Stimulate the market or directly intervene
- Inform planning applications
- Secure better outcomes and make savings
- Quality and safeguarding

Market Response/Intervention





Care Homes - Sustainability & Impact


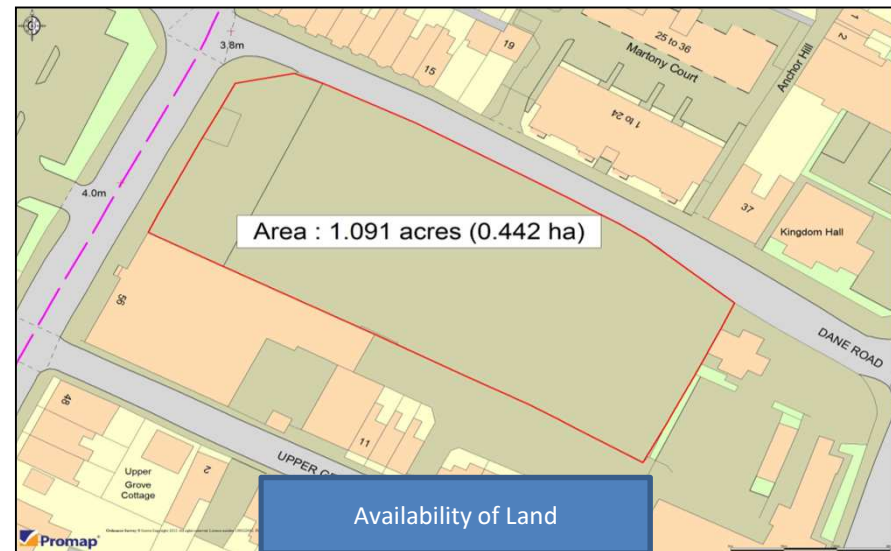
Nationally:

Service	Nurse vacancy rate	Nurse turnover rate
Domiciliary care	~22%	~20%
Residential homes	~12%	~10%
Nursing homes	~8%	~10%
Hospice	~5%	~5%

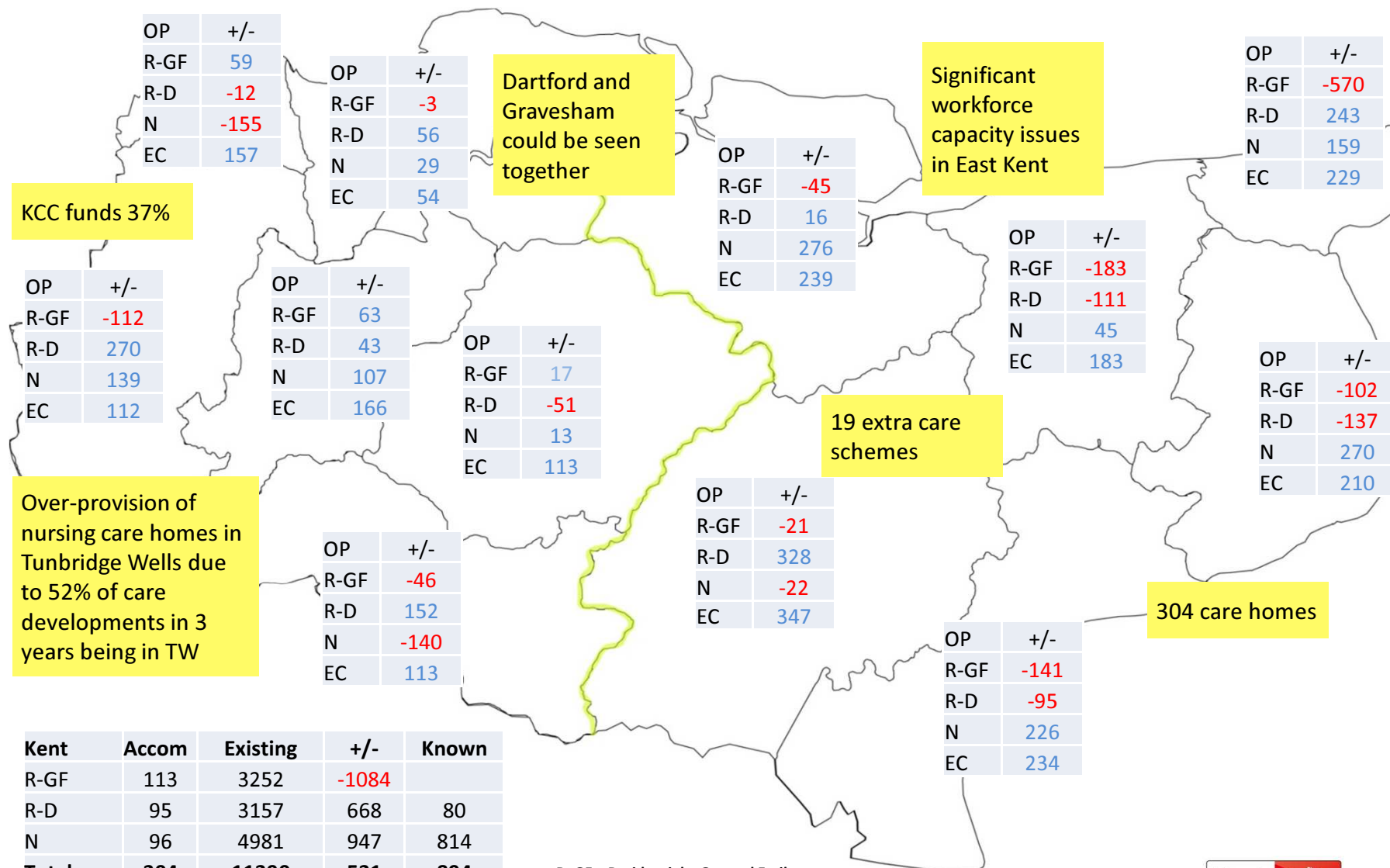
In Kent:

- KCC have strategic partnership meetings with care home providers (approx. 100 homes) – very few additional nursing developments in last 15 months under KCC's contract. Those opening aimed at private (self-funder) market
- Many providers not willing or able to open nursing homes in Kent unless they see a change in the workforce situation.
- Sanctuary Housing opened a purpose built Residential/Nursing home in Hersden in Summer 2015 but have been unable to operate the nursing wing due to the lack of availability of nurses.
- Nelsar have over 20 vacancies at large nursing home in Swale due to the lack of availability of nurses.
- A large nursing home (Fairfields/Woodlands) closed in summer of 2014 due to the provider being unable to source affordable nursing staff.
- Only nursing home developments being taken forward (that KCC is aware of) are those by the Graham Care Group who operate an alternative funding model and are developing nursing suites with significant medical

Workforce/NLW/Price

Older People Summary – November 2016

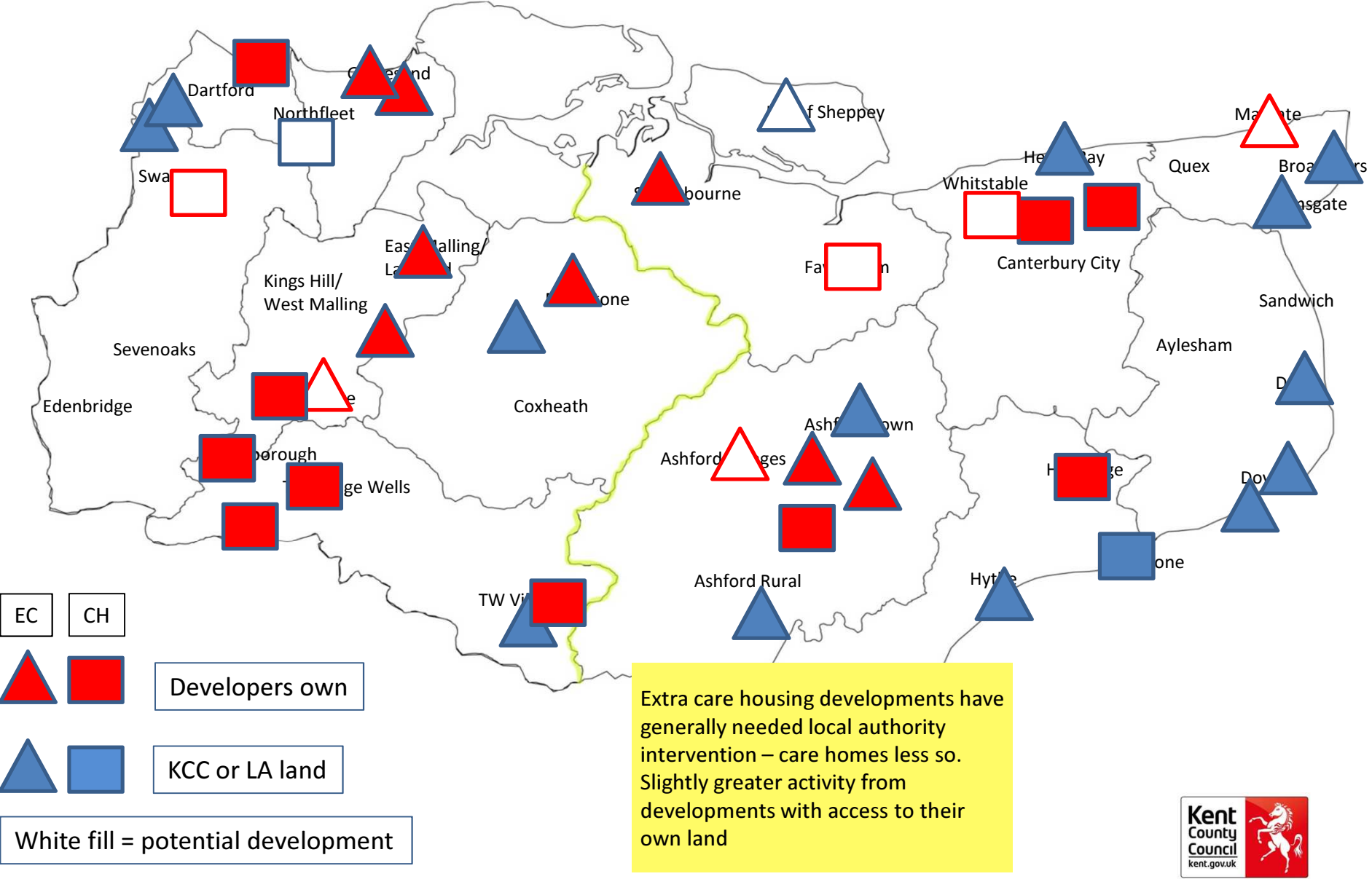


Kent	Accom	Existing	+/-	Known
R-GF	113	3252	-1084	
R-D	95	3157	668	80
N	96	4981	947	814
Total	304	11390	531	894
EC	19	900	2157	601
Total	323	12290	2688	1495

R- GF = Residential – General Frailty
R-D = Residential - Dementia
N – Nursing incl. Dementia
EC = Extra Care



Recent developments/pipeline



Care Home Movement - Kent

	Total Care Homes 2014	Beds 2014	Average Size 2014	Total Closed	Beds closed	Average Size	Total Opened	Beds Opened	Average Size	Total Homes Apr-16	Total Beds Apr-16	Average Size Apr-16
Ashford	20	772	39	2	33	17	1	60	60	19	799	42
C4G	52	1703	33	8	143	18	2	120	60	46	1680	37
DGS	41	1690	41	6	189	32	2	59	30	37	1560	42
SKC	77	2224	29	7	170	24	0	0		70	2054	29
Swale	17	680	40	0	0		0	0		17	680	40
Thanet	49	1362	28	4	119	30	0	0		45	1243	28
WK	79	3164	40	7	204	29	4	212	53	76	3172	42
Total	335	11595	35	34	858	25	9	451	50	310	11188	36

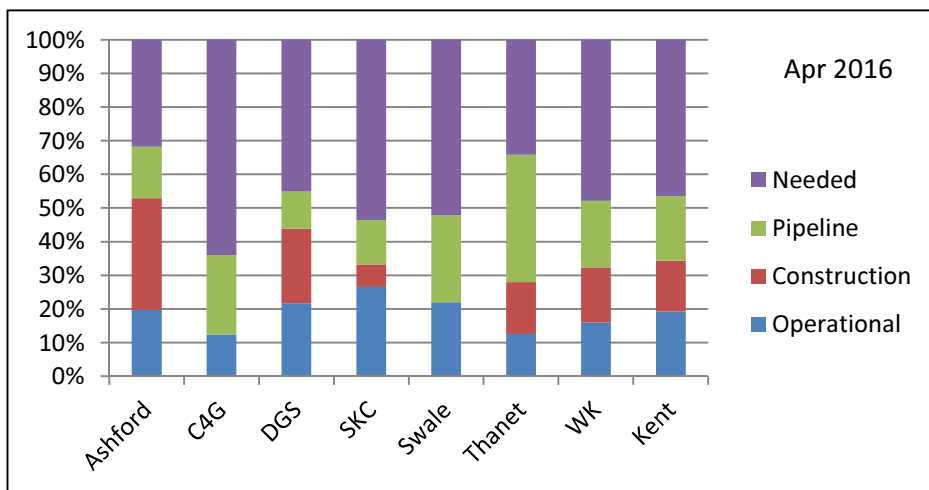
CQC data over 18 month period (2013-2014) showed average size of home registering was 57 beds and de-registering was 28 beds – Kent picture overall was av 35 beds, now av 36 – average size opening 50 beds; closing 25 beds

	Total Care Homes 2014	Beds 2014	Average Size 2014	Total Closed	Beds closed	Average Size	Total Opened	Beds Opened	Average Size	Total Homes Nov-16	Total Beds Nov-16	Average Size Nov-16
Ashford	20	772	39	3	55	18	1	60	60	18	777	42
C4G	52	1703	33	9	173	19	2	120	60	45	1650	37
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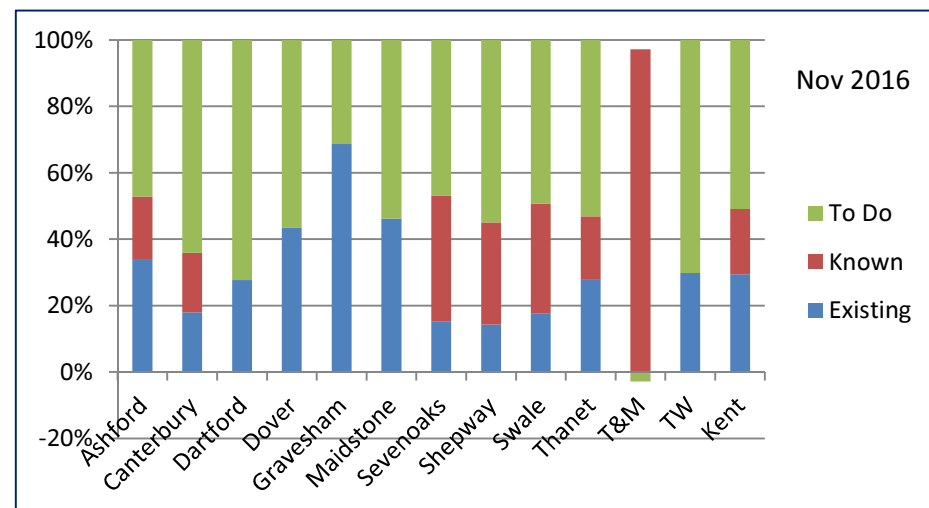
Spreadsheet issue – 307 homes vs 304 homes – 9 homes opened, 451 beds

Net reduction of care homes between 2014 and 2016 – 29 homes – 493 beds (total closed 38; 944 beds)

Extra Care Housing



Targeting Canterbury through remodelling, SKC through new developments in New Romney and Swale through discussions with KCC Property



Opportunities with institutional investors, developers and land deals – Property and Finance leading on discussions and opportunities

Phase 3 Transformation assessment further evidences the benefit and need for more extra care housing – with additional focus, the forecasts may considerably increase

November 2016 was the first month since 2008 where no extra care housing schemes are under construction – active discussions with providers and developers, planning applications made

Accommodation for people with Learning Disabilities

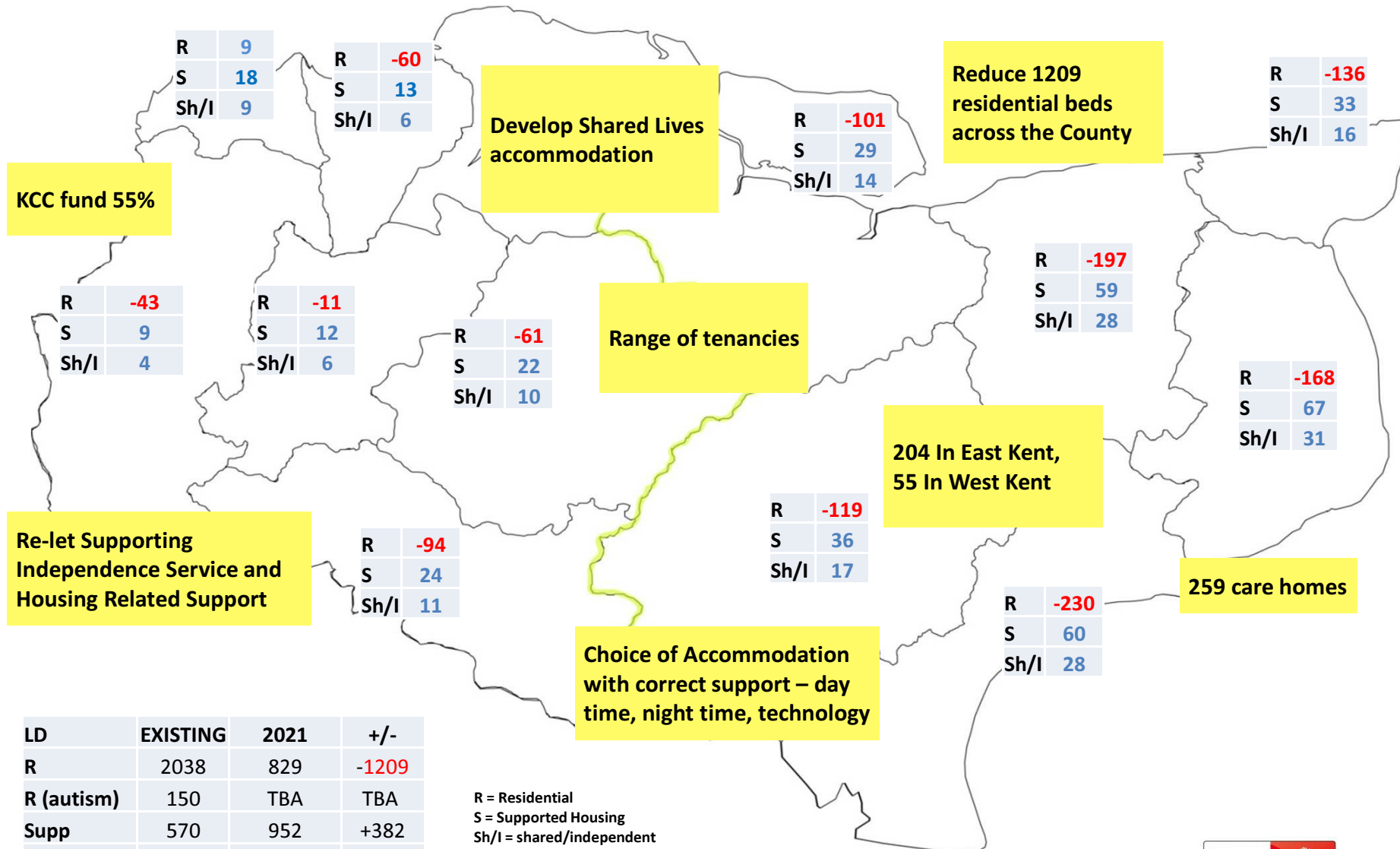


Kent Social Care Accommodation Strategy

Better Homes: Greater Choice



People with Learning Disabilities Summary



LD	EXISTING	2021	+/-
R	2038	829	-1209
R (autism)	150	TBA	TBA
Supp	570	952	+382
Sh/I	280	460	+180

Accommodation for people with Mental Health needs

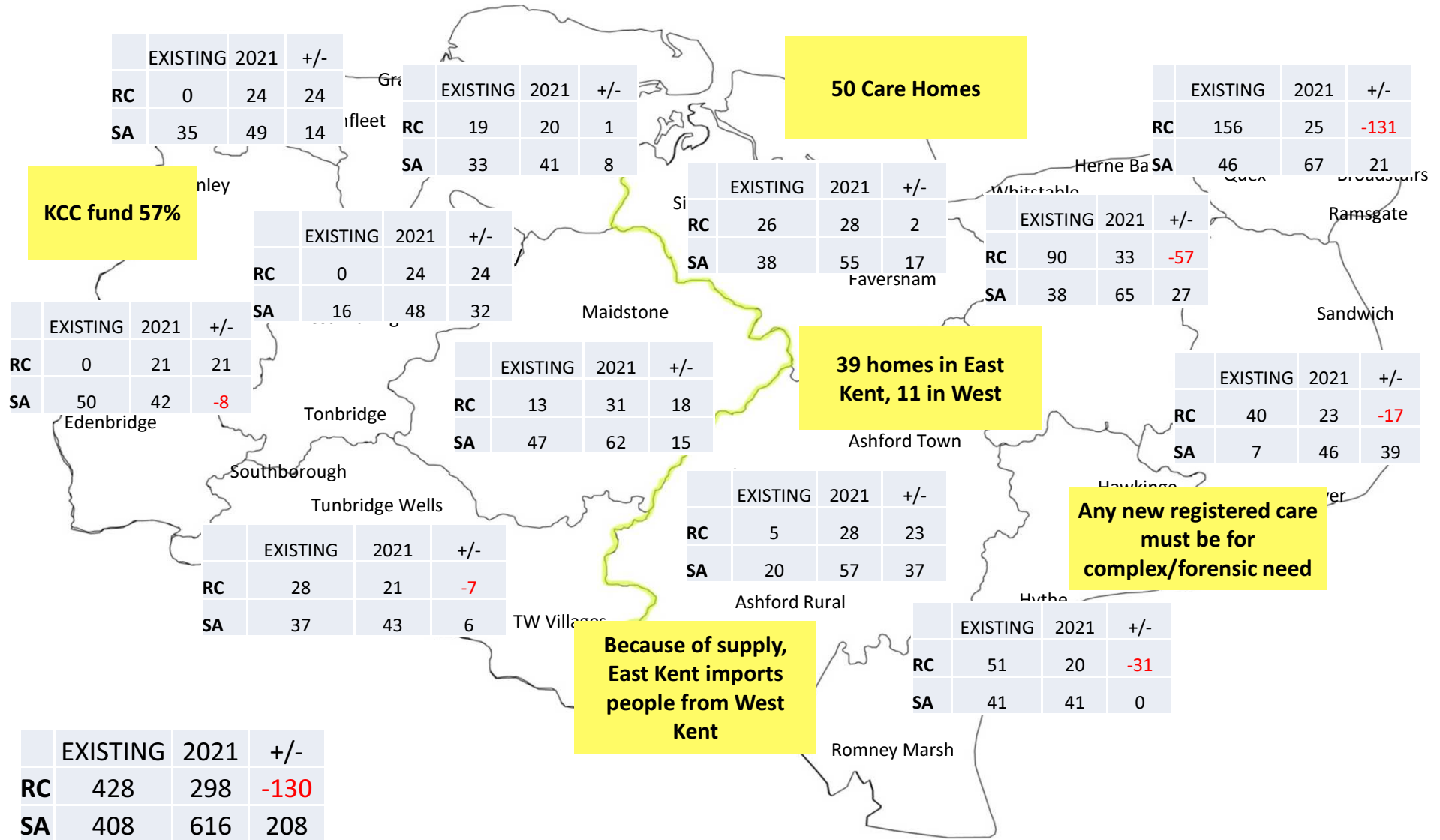


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Better Homes: Greater Choice

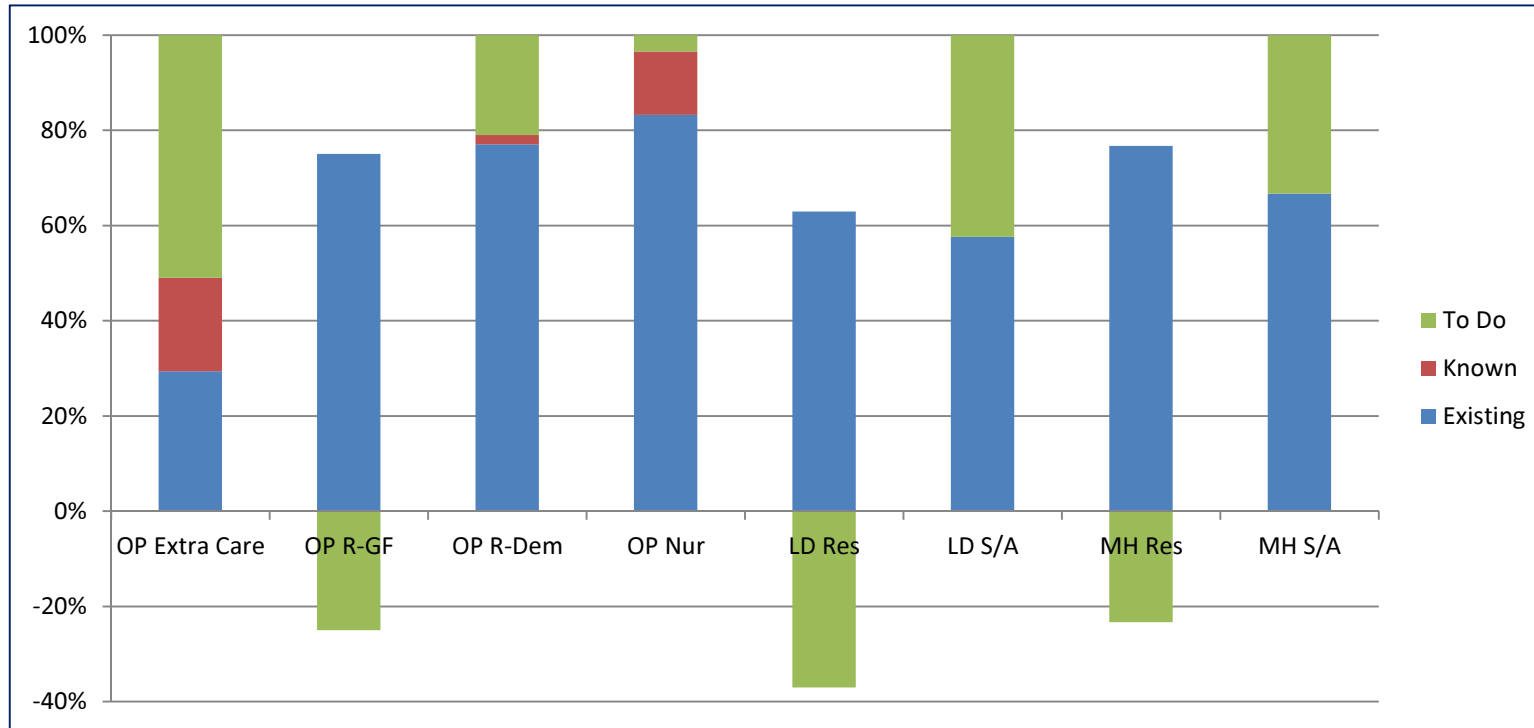


Mental Health Accommodation – by District



RC = Residential Care
SA = Supported Accommodation

Summary



Kent Profile – District Councils (housing) to support with extra care housing and supported accommodation; District Councils (planning) to support with all new developments needed; KCC Commissioners to work with providers on de-registering where needed

Accommodation Strategy - Implementation

1. Continue to raise the profile of the Strategy - supply and demand with stakeholders – opportunities with Health with Estates Strategies; District Councils with new developments and Local Plans; One Public Estate
2. Work with the providers to diversify provision where appropriate
3. Framework launched for developers and providers through nominations agreements
4. Identify particular areas that need direct intervention – i.e. would some developers consider schemes if land or financial input was on offer (capital, block contracting etc)?
5. Institutional Investment opportunities or other models – Finance/Infrastructure leading on development of models
6. Review of policy/guidance
7. Opportunities for joint commissioning (i.e. Continuing HealthCare) and strategic market management

Accommodation Strategy – Particular areas

1. Isle of Sheppey – need nursing care home and extra care housing – formal project to start to take forward – Infrastructure led
2. Thanet – need nursing care homes, restrictions on workforce skill and capacity, sector project in development with Economic Development
3. Recent developments on east coast for extra care housing (mainly KCC former care homes), need approach for Tunbridge Wells and Sevenoaks with more of an owner/occupier model with some affordable rents – period of implementation with new PFI scheme to open late Summer 2016
4. Newer care home developments targeted mainly at self funders, offering high rates for local authority placements that are unaffordable – ongoing review of placements, pricing and contract management
5. Target work for extra care housing in New Romney – working with SDC with S106 opportunities and remodelling of existing schemes
6. Progress discussions with CCC on remodelling opportunities for extra care housing in the City

To Do:

People with Physical Disabilities
– due late 2016/ early 2017

People with Autism – Public
Health undertaking needs
assessment, to include
accommodation

Care Leavers – 16-25
Accommodation and Support
Working Group taking forward

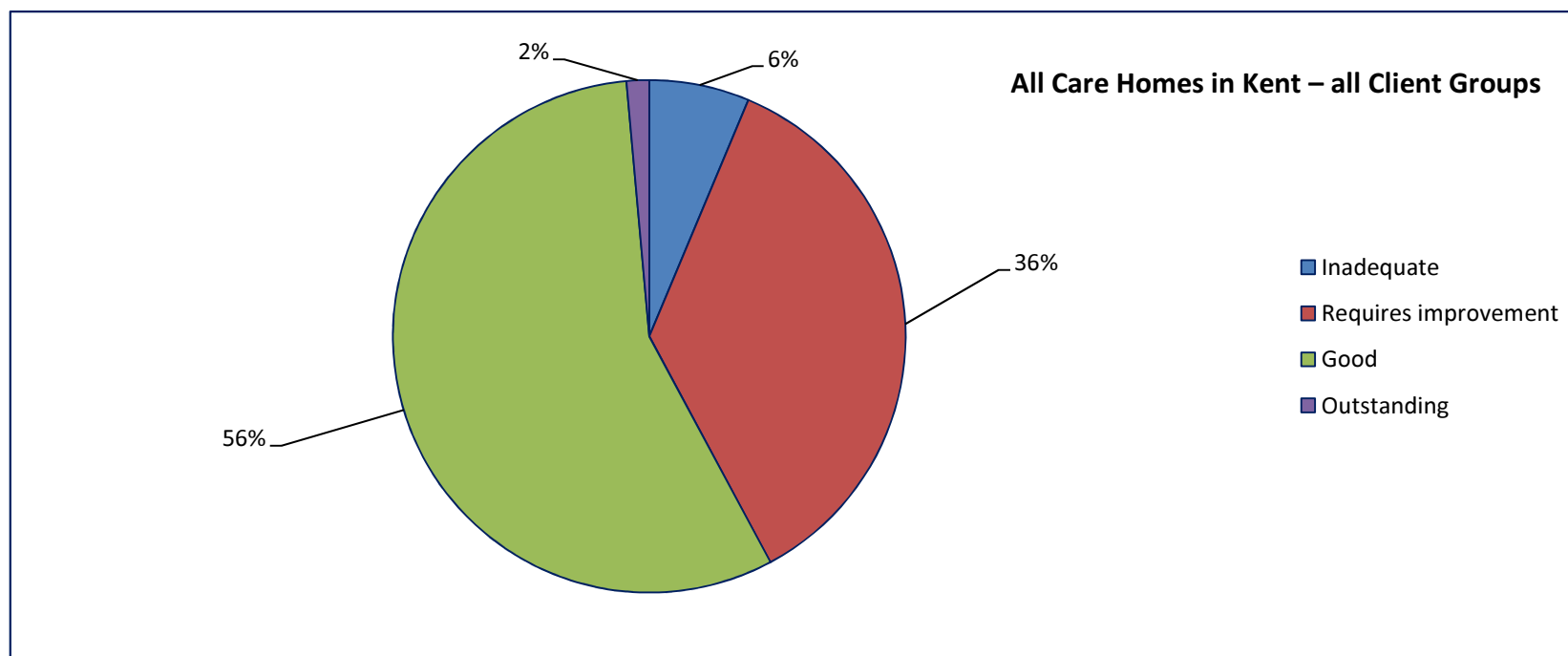


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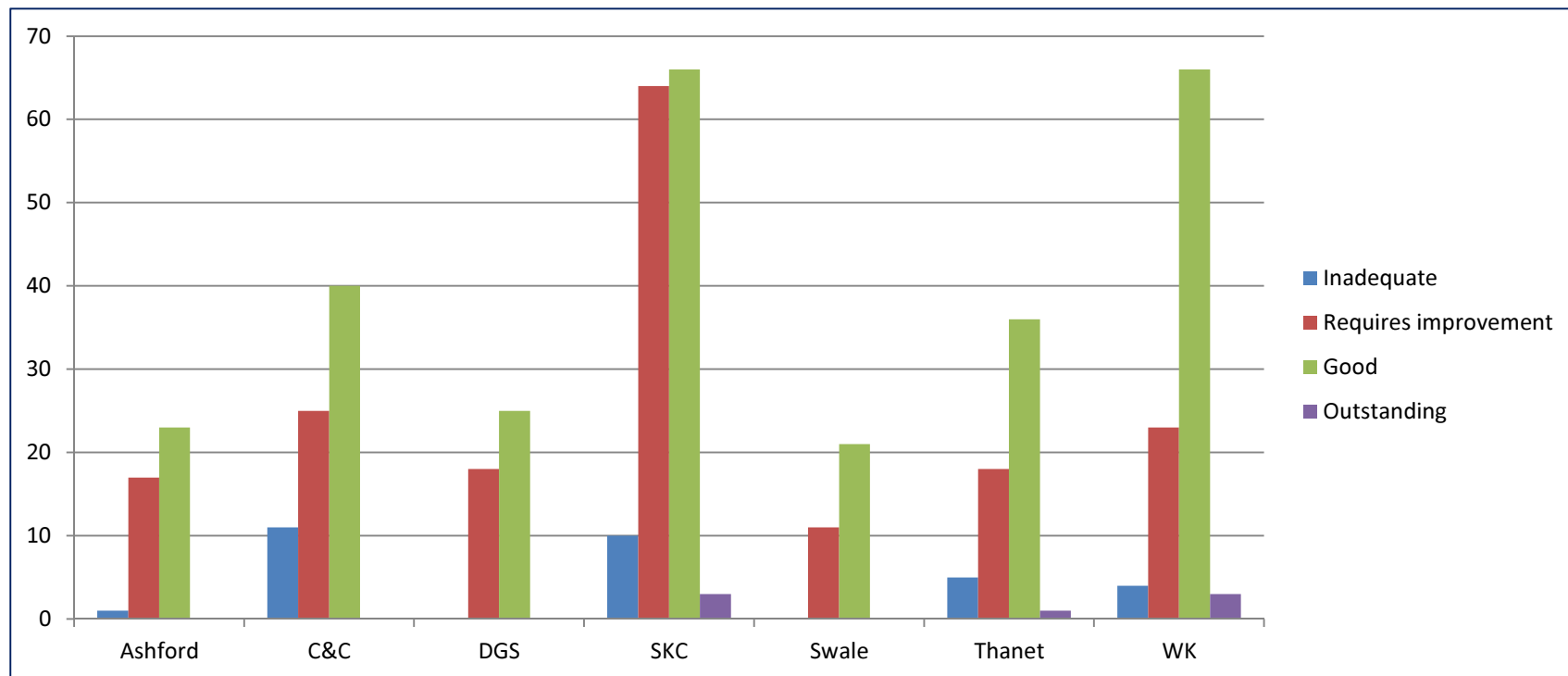
Overview of Quality in Kent

- CQC data as at 9 November 2016 – 816 locations in Kent
- 619 services rated; 635 ratings (75.9% services)
- 491 care homes rated covering 12,386 beds (81.8% homes; 84.4% beds)
- CQC registration for care homes is “care homes with nursing” and “care homes without nursing”

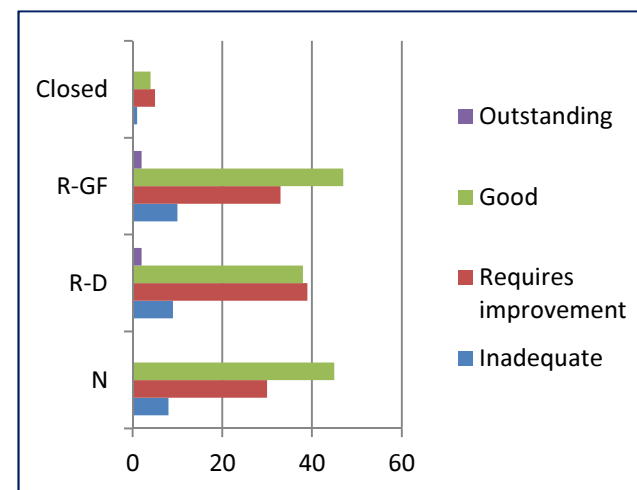
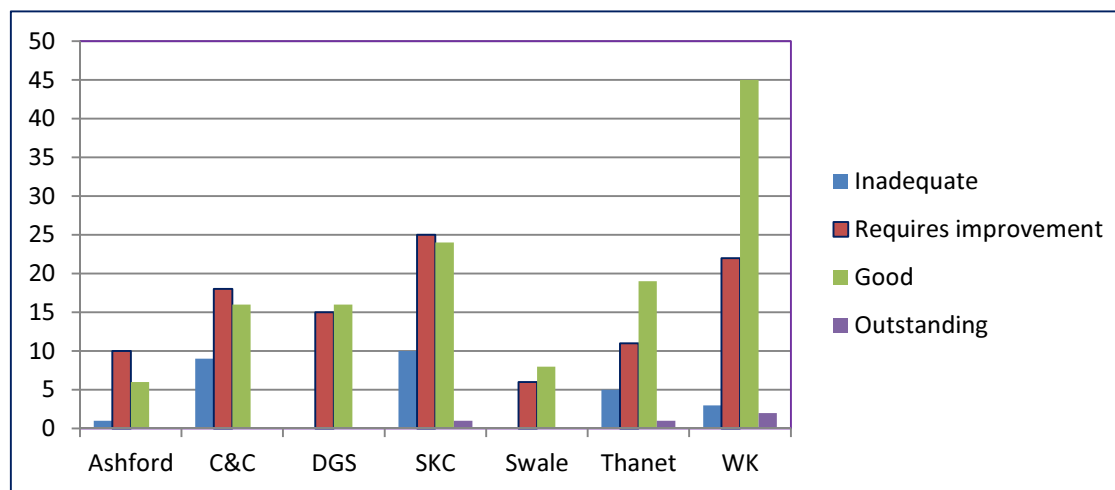
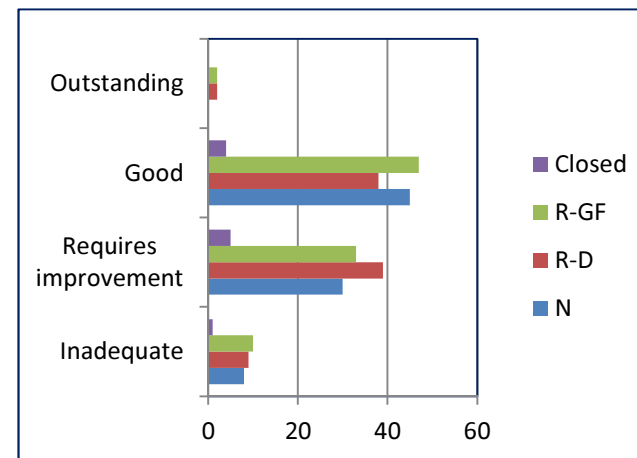
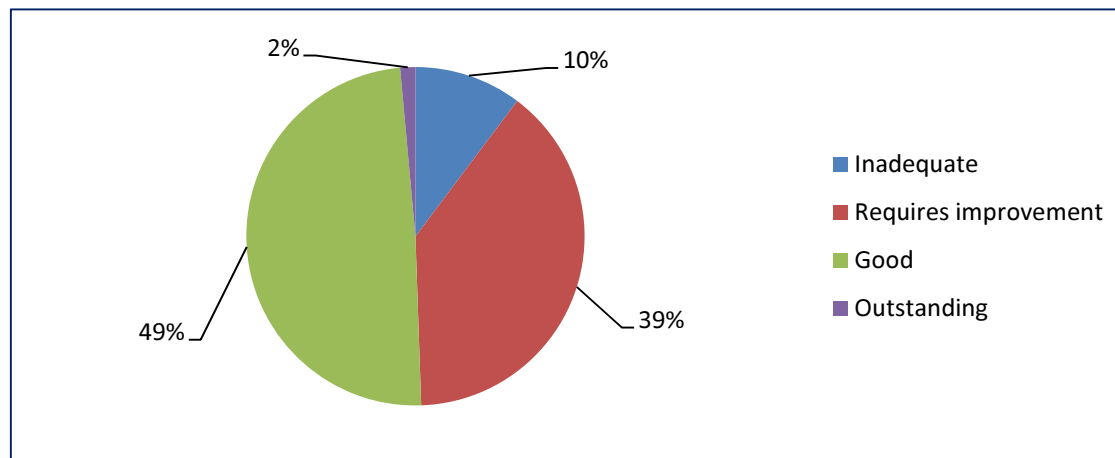


Overview of Quality in Kent – by CCG

- What impact does local commissioning have on quality in care?
- Support to care homes; GPs, District Nursing, KMPT – working with CCG's to look at themes, good practice, gaps

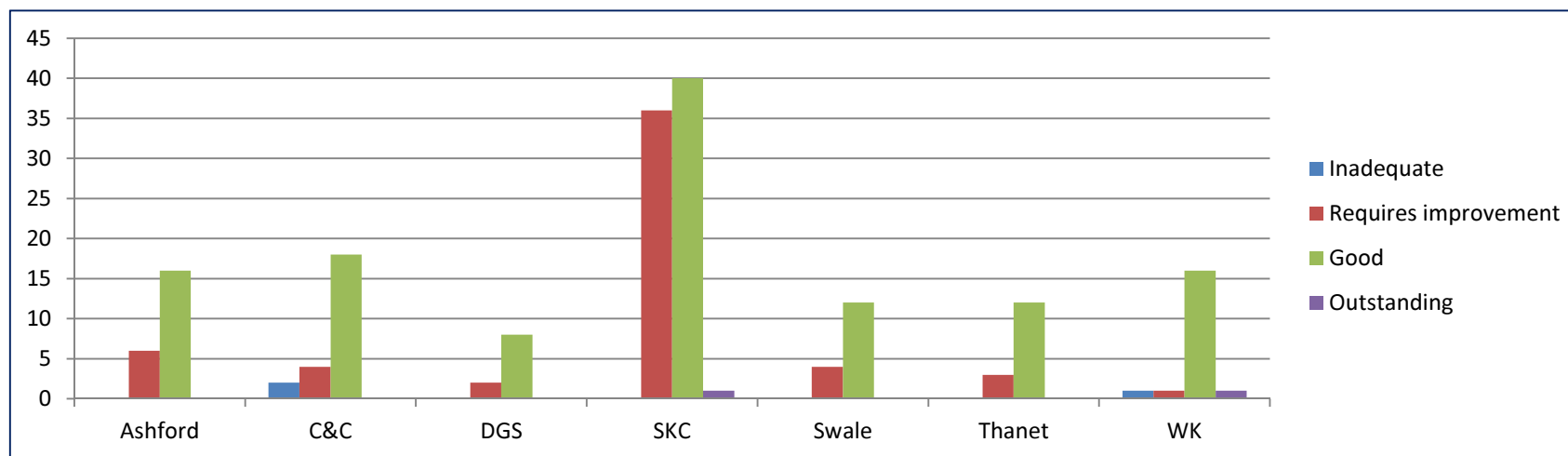
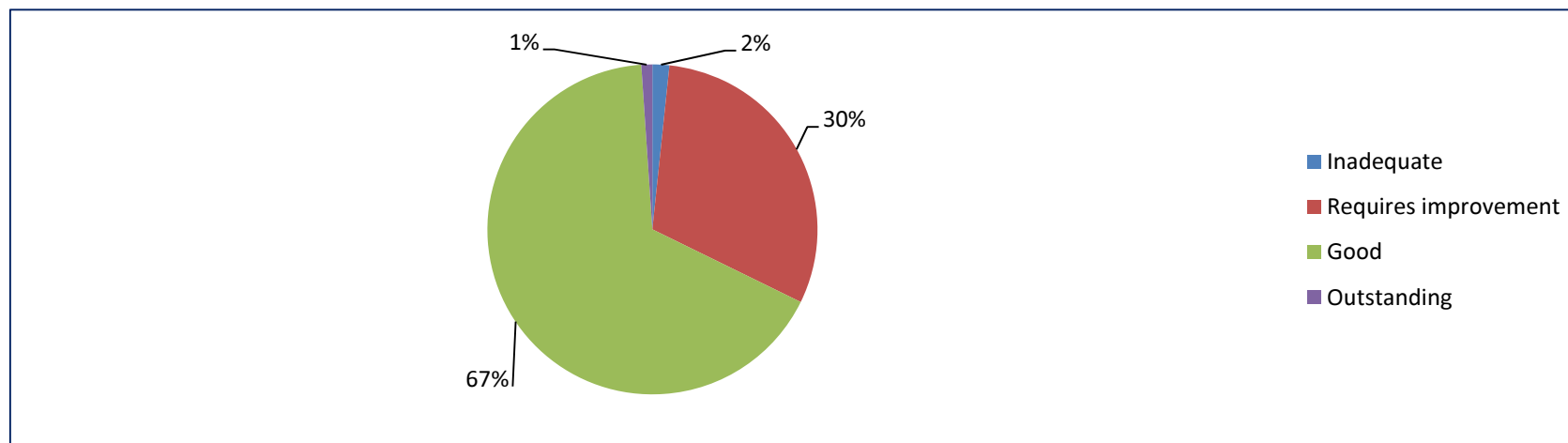


Overview of Quality in Kent – Older People

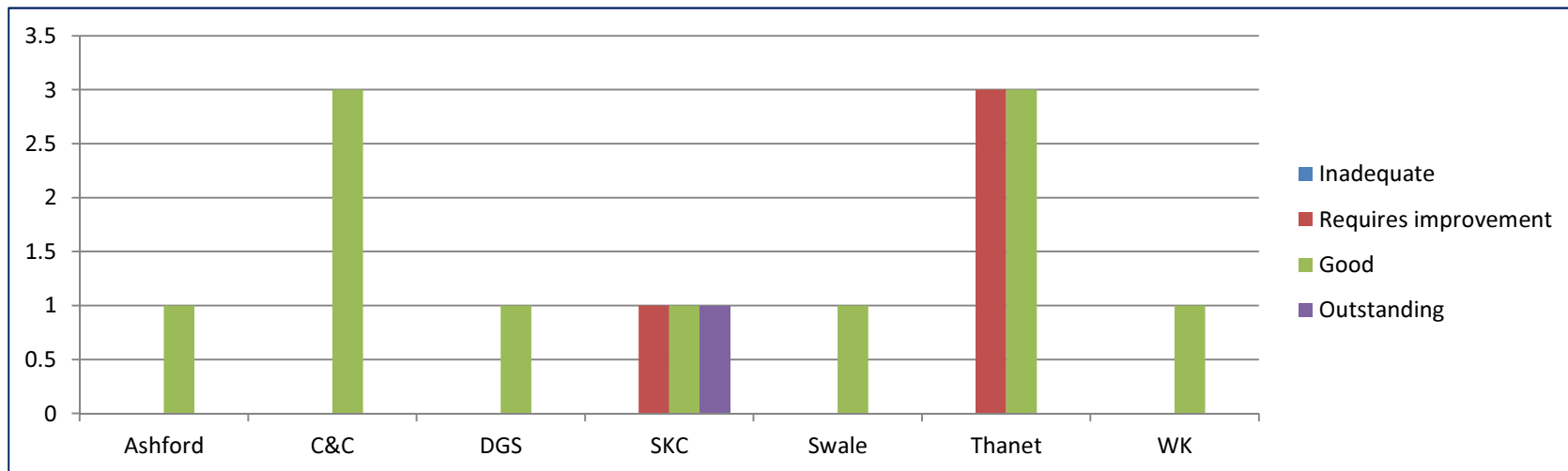
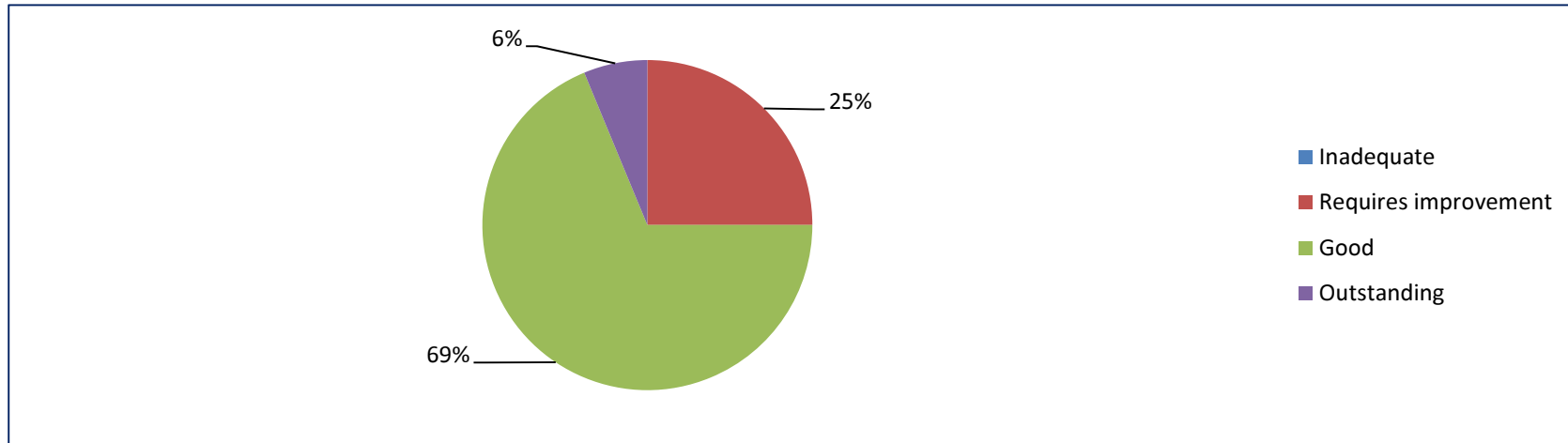


Focus on dementia services – need further split of nursing with dementia to look at themes – work with CCG's and KMPT regarding support to care homes – Dementia Risk Summits established

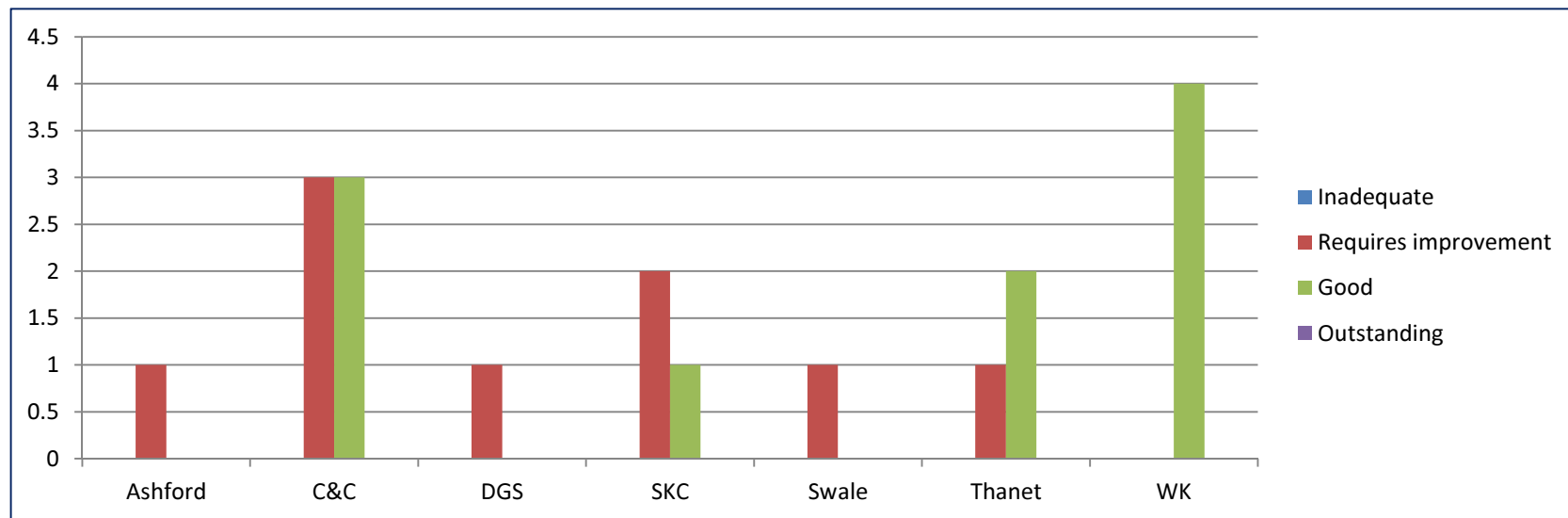
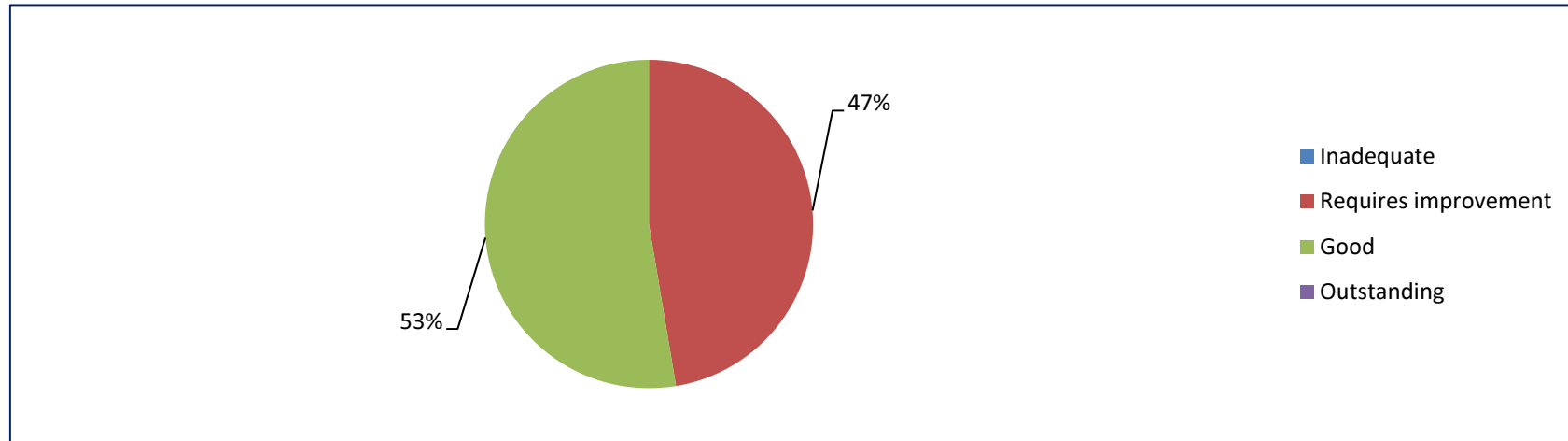
Overview of Quality in Kent – Learning Disability



Overview of Quality in Kent – Mental Health



Overview of Quality in Kent – Physical Disability



King Edward Court, Herne Bay



Thank you

Christy Holden, Head of Commissioning – Accommodation

