

# KENT COUNTY COUNCIL – RECORD OF DECISION

**DECISION TO BE TAKEN BY:**

Graham Gibbens  
Cabinet Member for Adult Social Care and Public Health

**DECISION NO:**

16/00006

For publication or exempt – please state

**Key decision**

The need to modernise services and to respond to changing demands

**Subject:**

**PROPOSAL TO WORK WITH THE MARKET TO SECURE THE TRANSFER AND SALE OF THE REGISTERED CARE HOME, WAYFARERS, SANDWICH AS A GOING CONCERN.**

**Decision:**

As Cabinet Member for Adult Social Care and Public Health, I agree to

- a) **SECURE** the sale of the registered care home, Wayfarers, Sandwich and
- b) **DELEGATE** authority to the Corporate Director of Social Care, Health and Wellbeing, or other nominated officer, to undertake the necessary actions to implement the decision.

**Reason(s) for decision:**

The key drivers behind the proposal to sell this service as a going concern are:

- People are living longer with more complex conditions and they rightly expect more choice in care.
- People wish to remain in their own homes with dignity and expect high quality care.
- Residential care should be in high quality buildings. Our older buildings have reached the end of their useful life.
- Good quality care can be commissioned for less money in the independent sector. Unit costs for in-house services are substantially higher.

**Financial Implications:**

There is a requirement to continue to maintain the building and service up to the point of sale.

**Cabinet Committee recommendations and other consultation:**

The proposed decision was discussed at the Adult Social Care and Health Cabinet Committee Meeting on 14 January 2016.

Officers introduced the report and explained that the County Council was confident of being able to secure a trusted provider to run Wayfarers as a care home and assured Members that the contract of sale would include a requirement that the purchaser undertake to continue to do this. The sale was expected to take approximately twelve months to complete. Officers responded to comments and questions from Member, as follows:-

- a) concern was expressed that County Council Members had not been notified of or invited to attend meetings about the proposals which had been held in Sandwich in November. The Chairman agreed that it would have been useful for County Council Members to have had an opportunity to attend but advised that the meetings concerned had been organised

by the Sandwich Town Council, so the County Council had no input into who was notified or invited. Officers added that the officer team had attended and made presentations at several related meetings in Sandwich. At these meetings, the strength of local feeling and wish to retain Wayfarers as a care home had been clear, and the County Council's drive to achieve this via a covenant in the contract of sale was supported; and

- b) concern was expressed that the County Council's in-house unit cost across various types of social care provision was generally higher than unit costs achieved by private providers for comparative services. The public trusted the local authority to provide care services so should continue to offer this option for those who wanted it. Although the unit cost of local authority care services was higher, the authority had the advantage of being able to have its services formally scrutinised and be held to account for the quality of service it provided.

The Cabinet Member, Mr Gibbens, reported that he had attended a meeting in Sandwich at which it had been clear that the Town Council did not support the sale of Wayfarers as a going concern. He sympathised that people were generally fearful of change. It was important that older people in Sandwich should continue to have a choice of services. He stated his commitment to securing the best way forward for Wayfarers and said he would give it all the support necessary to ensure that it would thrive.

The Adult Social Care and Health Cabinet Committee RESOLVED that the decision proposed to be taken by the Cabinet Member for Adult Social Care and Public Health, to:

- a) secure the sale of the Wayfarers registered care home, Sandwich, as a going concern; and
- b) delegate authority to the Corporate Director of Social Care, Health and Wellbeing, or other nominated officer, to undertake the necessary actions to implement the decision,

taking account of the comments made by this committee, be endorsed.

*Mrs P Brivio and Mr T Maddison requested that their abstentions from this resolution be recorded*

Social Care Health and Wellbeing (SCHW) entered into formal consultation on the future of its registered care home at Wayfarers, Sandwich on 28 September 2015. The consultation ran for twelve weeks to 20 December 2015 and followed the agreed protocol on proposals affecting its service provision. On 28 September 2015, SCHW officers met with members of staff, service users and their relatives, trades unions and other key stakeholders to discuss the proposals.

A breakdown of the responses by type and organisation is included in the table below:

Consultation responses from	No. Emails	No. Letters	No. Phone calls	No. online responses	No. complaints	No. petitions	No. alternative proposals
Relatives	4	3	3	8			
Staff				2			
Wider Public		3		28	1	2	
MPs/ local Members				4			
Organisations	3	2	3				1
Canterbury CCG		1					
Total Number of Responses	7	9	6	42	1	2	1

Two petitions were received against the proposal, one in support of Option 1 - Do Nothing and another in support of Option 2 - invest the building to provide suitable services.

Nine Expression of Interest (EOI) proposals were received from independent sector providers to purchase the home.

All public consultation documents were uploaded onto the KCC Consultations webpage and a dedicated email address created to handle responses.

**Any alternatives considered:**

As part of the preparation to this consultation, consideration was given to seven options including those requested by respondents as "Do Nothing" and "Invest the in the service to secure provision meets the future needs of Older People living in the Sandwich area".

**Any interest declared when the decision was taken and any dispensation granted by the**

**Proper Officer:**

None



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signed

8 FEBRUARY 2016  
.....  
date

