



**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL  
MUNICIPAL YEAR 2017/18**

**HEALTH & WELLBEING SCRUTINY  
COMMITTEE**

**20<sup>TH</sup> FEBRUARY 2018**

**REPORT OF THE GROUP DIRECTOR,  
COMMUNITY & CHILDREN'S SERVICES  
IN DISCUSSION WITH THE RELEVANT  
PORTFOLIO HOLDER, COUNCILLOR  
HOPKINS**

**Agenda Item No:5**

**PROGRESS IN TAKING FORWARD  
THE DEVELOPMENT OF THE  
EXTRA CARE HOUSING  
STRATEGY IN  
RHONDDA CYNON TAF**

**AUTHOR: Jill Bow, Head of Accommodation Services. Tel. No. 01443  
425444**

**1. PURPOSE OF THE REPORT**

- 1.1 To provide an update to Members of the Health and Wellbeing Scrutiny Panel on progress in taking forward the delivery of the Council's Extra Care Housing programme.

**2. RECOMMENDATIONS**

It is recommended that Members:

- 2.1 Note the progress to date in relation to the delivery of extra care housing in Rhondda Cynon Taf.

**3. REASONS FOR RECOMMENDATIONS**

- 3.1 To ensure effective scrutiny of a key function undertaken by the Council

**4. BACKGROUND**

- 4.1 Development of extra care housing was identified in the Cwm Taf Regional Commissioning Strategy for Older People, approved by Cabinet in February 2016, as a key alternative model of community based accommodation with care and support in order to enhance the health, wellbeing and independence of older people and avoid over reliance on residential care settings.

- 4.2 It offers an opportunity for older people to lead more independent lives and prevent unnecessary admissions to residential care. Extra care housing supports the personalisation agenda, enabling individuals to have more choice and control over their environment and the services they receive.
- 4.3 In June 2016, Cabinet agreed to the development of extra care housing provision on the site of Maesyffynnon Care Home. This was based on the recognition that investing in extra care was the right thing to do and would deliver better outcomes and be a more cost effective solution for the Council in the medium and longer term.
- 4.4 In November 2016 Cabinet approved the Council's strategy to modernise accommodation options for older people and deliver extra care housing across Rhondda Cynon Taf, giving a commitment to the direction of travel and reshaping of the market to increase the options available for older people needing accommodation with care and support.
- 4.5 The extra care strategy is underpinned by an estimated overall investment worth circa £50m in extra care housing in order to meet assessed need and deliver on the Council's corporate priorities of shifting the balance of care by offering people greater choice in accessing suitable housing with care and support to enable them to remain in their own homes as a viable alternative to more institutional care.

## **5. PROGRESS**

### **Governance and Programme Delivery**

- 5.1 The governance arrangements for delivering the Extra Care Housing programme have been implemented and a Steering Group set up in order to:
- Support the Senior Leadership Team on the development /delivery of the Extra Care Programme and report progress at regular intervals. Steering Group membership comprises of officers from the Council, Health Representatives and the Council's Strategic Development Partner.
- 5.2 A Project Initiation Document (PID) has been produced to capture and record the information needed to direct and manage the programme. The PID addresses the following fundamental aspects of the programme:

- What the project is aiming to achieve
- Why is it important to achieve the stated aims
- Who will be involved in managing the programme
- Define all major aspects of the project so that the Adult Social Care Steering Group can approve the project and project plan.

5.3 This PID will provide the “Baseline” for project delivery, it will be referred to whenever a major decision is taken about the project and used at the conclusion of the project to measure whether the project was managed successfully and delivered an acceptable outcome for the sponsor/user/customer.

### **Project Development Status**

- 5.4 Five potential sites for development have been identified.
- 5.5 Timeline and map of proposed sites have been circulated to Steering Group Members
- 5.6 An Independent Review of in-house residential care home provision and day services for older people has commenced, site visits to the relevant establishments are underway. (Project completion timeline - April 2018)
- 5.7 Timeline and draft plans for a 60 bedded scheme and Day Centre facility on the Pontypridd site have been developed.

### **Maes Y Ffynnon Site**

- 5.8 Demolition of existing building has been completed.
- 5.9 Design brief has been agreed and signed off. (See Appendix).
- 5.10 Planning Consent has been agreed and issued.
- 5.11 Acquisition of additional land at the rear of the site - conveyance completion scheduled to meet March 31<sup>st</sup> deadline.
- 5.12 Service diversion works to be incorporated into Highways work programme. (This work will be programmed and coordinated with knotweed removal due to excavation and backfilling requirements).
- 5.13 The build contract report has been presented to LINC’s Board and £2.7m of Innovation Grant secured from Welsh Government to support the development of a Modular construction. This method offers a range of potential benefits to the Council such as reduced site disturbance, reduced material waste and shorter construction schedules. Revised target date for completion of build is scheduled for January 2019.

## **Service Models**

- 5.14 An overarching service model for extra care services has been developed based on a core 24 hour on site presence and individual packages of personalised care. An outcome based, service specification will be developed in line with this overarching model to include support and care outcomes.
- 5.15 A Service Agreement has been developed and the Council retains 100% nomination rights in perpetuity on all of the extra care units. All allocations will be in line with the dependency ratios set out in the Allocations Policy and Procedures

## **6. EQUALITY AND DIVERSITY IMPLICATIONS**

- 6.1 Provision of extra care housing is aimed at enabling vulnerable people to maintain their independence. The strategy will ensure that a range of services are developed that meet the diverse needs of all communities across Rhondda Cynon Taf. An equality impact assessment will be carried out as part of the ongoing consultation and implementation process.

## **7. CONSULTATION**

- 7.1 There will be ongoing consultation and engagement with older people, local community organisations, residents and all other key stakeholders (particularly Cwm Taff University Health Board) in planning and developing of extra care housing schemes as part of this strategy.

## **8. FINANCIAL IMPLICATIONS**

- 8.1 There are no financial implications directly arising from this report.

## **9. LEGAL IMPLICATIONS OR LEGISLATION CONSIDERED**

- 9.1 A core element of the Social Services and Wellbeing (Wales) Act 2014 is the duty to promote wellbeing. This duty applies when considering decisions in respect of an individual but also when considering broader strategic issues that do not relate to an individual. A key part of the duty to promote wellbeing is supporting people to live as independently as possible for as long as possible. The Strategy to modernise accommodation options and deliver Extra Care Housing for the older people is consistent with that duty.

**10. LINKS TO THE CORPORATE AND NATIONAL PRIORITIES AND THE WELL-BEING OF FUTURE GENERATIONS ACT**

- 10.1 The extra care housing programme will support the delivery of the Council's corporate priority "promoting independence and positive lives for everyone" by helping local people with care and support needs to stay living independently at home.
- 10.2 In addition, the Council's joint commissioning statement for older people's services identifies as a priority the transformation of residential care by developing new models of service which are more sustainable and enable people to remain within the community in support services such as extra care housing.

**11. CONCLUSION**

- 11.1 The development of extra care housing for vulnerable older people is a key strategic and service transformation objective for the Council. While the costs of development of extra care housing are significant, there is a compelling case for investment in extra care as it widens the choice for older people and offers significant financial quantifiable and unquantifiable benefits for County Borough and its residents.
- 11.2 The proposed development sites offer the potential to deliver homes in the best locations for the increasing numbers of older residents to enable them to live healthily and safely for as long as possible. The benefits to health and wellbeing through increased independence, reduced social isolation and community involvement are substantial.

**Other Information:-**

***Relevant Scrutiny Committee: Health and Wellbeing***

**LOCAL GOVERNMENT ACT 1972**

**AS AMENDED BY**

**THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**HEALTH AND WELLBEING SCRUTINY**

**20<sup>TH</sup> FEBRUARY 2018**

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SERVICES IN DISCUSSION WITH THE RELEVANT PORTFOLIO HOLDER,  
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**PROGRESS IN TAKING FORWARD THE DEVELOPMENT OF THE EXTRA  
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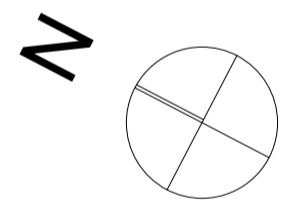
**Background Papers**








Cabinet – February 2016

**Officer to contact: Jill Bow, Head of Accommodation Services.  
Tel. No. 01443 425444**



**KEY**



-  1 bed flat (36no.)
-  2 bed flat (4no.)
-  Communal rooms
-  Staff
-  Storage/cleaners space
-  Circulation
-  Plant

**NOTES**

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**REVISIONS**

REV: DATE - DRAWN - CHECKED: NOTES  
 -: 25.07.2017. CS - AT: Drawing created.

**PROJECTS**

Aberdare Extra Care

**CLIENT**

Linc Cymru & RCT

**DRAWING TITLE**

Ground Floor Plan

**DRAWING NO.**

5539-F-0200

**REV**

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**PROJECTS**

Aberdare Extra Care

**CLIENT**

Linc Cymru & RCT

**DRAWING TITLE**

First Floor Plan

**DRAWING NO.**

5539-F-0201

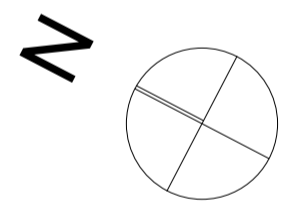
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





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**PROJECTS**

Aberdare Extra Care

**SCALE** 1:100@A1

**CLIENT**

Linc Cymru & RCT

**DATE** July 2017

**DRAWING TITLE**

Second Floor Plan

**DRAWING NO.**

5539-F-0202

**REV**

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