



STRONG HERITAGE | STRONG FUTURE
RHONDDA CYNON TAF
TREFTADAETH GADARN | DYFODOL SICR



HAVE
YOUR DWEUD
SAY EICH
DWEUD

HAVE YOUR SAY!

on the Future of Maesyffynnon Residential Care Home

The **Consultation starts** on: **11 APRIL 2016**
and will **close at 5pm** on: **23 MAY 2016**

For further information please visit: www.rctcbc.gov.uk/consultation where you can find out the detail of the proposals and take part in a survey. If you require a hard copy of the survey please get in touch via:

 **01443 424069**

 **consultation@rctcbc.gov.uk**

 **FREEPOST RSBU-HJUK-LSSS**, Research & Consultation,
The Pavilions, Clydach Vale, CF40 2XX



2016

Available in alternative languages or formats on request.
Corresponding in Welsh will not lead to a delay.

Future of Maesyffynnon Residential Care Home

In October 2015, Maesyffynnon Residential Care Home in Aberaman was temporarily closed due to an unacceptable risk of a major breakdown of the Home's mechanical services (heating system and hot and cold water supply) and residents transferred to other care homes while options for the future of the Home were investigated, costed and appraised.

In February 2016, options for the future of Maesyffynnon were considered by the Council's Cabinet and it was agreed that a six week consultation on the Cabinet's preferred option be carried out.

Commentary on the preferred and alternative options considered by Cabinet is provided as part of the consultation. The Council invites you to submit your views on the alternative options in addition to any comments you may have on the preferred option, as well as your own suggestions on the changes being considered.

Please take this opportunity to have your say.

Background information and strategic context

Maesyffynnon is a 26 bed residential care home for elderly people, located in Aberaman. The Home was constructed in the 1960's and over the years has been subject to regular planned maintenance. However, as with all care homes of this age there is a requirement for significant refurbishment and upgrade work to be undertaken relating, in particular to, the replacement of the Home's mechanical services and boiler plant.

As well as significant maintenance issues, the Home was not designed to meet the current expectations and national minimum standards for care home accommodation set by the Care and Social Services Inspectorate Wales. For example, in terms of room sizes, disabled access and the provision of full ensuite facilities.

The number of older people supported permanently in care homes has reduced over recent years, in line with the Council's priority to support older people to remain independent and to live safely in their own homes for longer rather than move to a residential care home. This has increased the number of vacant residential care home bed spaces. The reliance on residential care placements is expected to diminish further.

In addition, older people's aspirations are changing and, as with the rest of the population, older people have higher expectations of independence, choice and control over their lives. Evidence indicates that the majority of older people would prefer to stay in their own homes and not move into institutional care settings, such as residential care homes.

The Regional Cwm Taf Commissioning Strategy for Older People approved by the Council's Cabinet in February 2016 following public consultation during 2015, identified key changes in service delivery in order to enhance the health, wellbeing and independence of older people and avoid admissions to institutional settings, such as residential care homes. The strategy identifies the need to develop more specialist housing as an alternative model of community based accommodation with care and support, for example extra care housing in order to further reduce reliance on residential care.

Preferred Option

The proposed preferred option (Option 3a of the 11th February 2016 Cabinet report) is to permanently close Maesyffynnon Residential Care Home and develop alternative extra care housing provision on the current site of the Home.

What is extra care housing?

Extra care housing is a form of specialist housing with care services and provides an alternative to residential care, nursing care, and sheltered housing. Extra care housing is different from the more traditional forms of care and housing because:

- people are living in their own home
- people have their own self-contained one or two-bedroom apartment with their own front door
- couples and friends can stay together
- people have access to on-site communal facilities, for example activity rooms, a communal lounge, restaurant/café and therapy rooms
- there are organised activities people can join in with if they wish
- 24 hour care services are located on site
- there is a mix of people with differing levels of need and they receive support to maintain their independence
- people have control over their own finances
- there is housing security – the aim is a home for life even if people’s care needs change over time

Personal care and support services will be available to all residents on site at all times, if required, and would be scaled up or down as required by the individual as their needs change. This means extra care housing would accommodate people with a range of needs, including those with dementia, nursing and end of life care who would otherwise be catered for in residential and nursing placements.

The estimated cost of developing an extra care housing scheme of 40 apartments is estimated at approximately £7 million, based on specifications developed for the Talbot Green extra care housing scheme currently being built. The Council would work in partnership with a local Housing Provider to develop the proposed scheme together.

Implementing this proposed option supports the Council’s agreed strategy of increasing the supply of extra care housing and reducing reliance on institutional care settings, such as residential care.

Alternative Options

Option 1: Respond to current maintenance / refurbishment issues

Under this option only the current maintenance issues identified at Maesyffynnon Residential Care Home would be addressed as summarised below:

Option 1a: this would involve replacing the Home's heating and hot and cold water supplies (i.e. the mechanical services) and boiler plant. The cost of option 1a is estimated at approximately £250,000 and would take around 16 weeks to complete. This option would only deal with urgent essential maintenance concerns, but would not address other areas of the Home that require attention nor ensure full compliance with current Care and Social Services Inspectorate Wales standards or provide a viable care home facility for the future.

Option 1b: as option 1a, but would also include an additional programme of work to address all refurbishment/maintenance issues, including: replacement of electrical installation and roofs; replacement external fire escapes; repairs/replacement of fencing; bathroom, kitchen and bedroom refurbishment and painting and decoration. The cost of option 1b is estimated at approximately £998,000 and would take around 22 weeks to complete. This option would address all urgent maintenance and associated refurbishment works, but would not ensure full compliance with current Care and Social Services Inspectorate Wales standards or provide a viable care home facility for the future.

Option 1 would not support the Council's agreed commissioning intent to offer greater choice and security of tenure for older people by diverting them away from institutional models of accommodation with care towards extra care housing.

This option is not proposed.

Option 2: Fully refurbish/rebuild the Maesyffynnon Residential Care Home so it meets current new build Care and Social Services Inspectorate Wales standards

Under this option the existing Maesyffynnon Residential Care Home building would be either refurbished or demolished and rebuilt in accordance with current Care and Social Services Inspectorate Wales standards to provide residential dementia services only.

If Maesyffynnon was refurbished to meet current Care and Social Services Inspectorate Wales standards the bedroom capacity of the Home would have to be reduced substantially by up to 50% depending on final scheme specifications. Whilst the refurbishment option is technically viable the long term financial viability of the Home would be questionable and would not demonstrate value for money due to its size and economies of scale.

Experience from elsewhere has shown that in such circumstances the better solution has usually been to demolish the existing care home facility and build from new. This would involve on-going temporary closure of Maesyffynnon, demolition and redevelopment of the site to create a new purpose built residential care home for people with dementia in line with current Care and Social Services Inspectorate Wales standards.

The estimated cost of demolition of the existing Maesyffynnon Residential Care Home site and rebuilding a purpose built care home facility of 40 apartments would cost approximately £5.5 million depending on final scheme specifications.

Whilst rebuild is a technically viable solution, there is sufficient provision of residential care of the required type and quality in Rhondda Cynon Taf to meet current demands should the Home not reopen. Furthermore, this option would not support the Council's agreed commissioning intent to offer greater choice and security of tenure for older people by diverting them away from institutional models of accommodation with care towards extra care housing.

This option is not proposed.

Option 3b: Permanently close the Maesyffynnon Residential Care Home and develop alternative extra care housing provision on an alternative site in the Cynon Valley area.

This option is similar to option 3a (the preferred option), but proposes to develop the extra care housing scheme following permanent closure of Maesyffynnon on a different site in the Cynon Valley area (not yet identified) and not on the existing home site.

The estimated cost of developing an extra care housing scheme of 40 apartments is estimated at approximately £7 million, based on specifications developed for the Talbot Green extra care housing scheme currently being built, but this does not include any cost for purchase of an alternative site. Under Option 3b, the Council would also work in partnership with a local Housing Provider to develop the proposed scheme together.

Whilst option 3b, the same as option 3a, meets the Council's strategic commissioning objectives and priorities for older people the Council wishes to redevelop the existing site and retain the strong links already developed within the local community, and in particular, the intergenerational work with the local Blaengwawr primary school. It would also avoid the need to incur potential additional land acquisition costs of an alternative site.

This option is not proposed.

QUESTIONNAIRE

This questionnaire accompanies a consultation document on the future of Maesyffynnon Residential Care Home which can be found at www.rctcbc.gov.uk/consultation Please refer to this document before completing this questionnaire.

Q1. Are you a:

- Resident of Maesyffynnon Residential Care Home
- Relative of a resident of Maesyffynnon Residential Care Home
- Member of staff of Maesyffynnon Residential Care Home
- Member of general public
- Other (*please state*):

The Council's preferred option is Option 3a - to permanently close Maesyffynnon Residential Care Home and develop alternative extra care housing provision on the current site of the Home.

Q2. Do you agree with the preferred option 3a? **Yes** **No** **Don't Know**

Q3. If you disagree with the Council's preferred option 3a, please tell us why and what you would propose as an alternative?

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Q4. How would the recommended proposal impact upon you or your family?

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Q5. Do you think the following options should have been the preferred option?

	Yes	No	Don't Know
Option 1a: to respond to current maintenance issues which would involve replacing the Home's mechanical services and boiler plant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Option 1b: as option 1a, but would also include an additional programme of work to address all refurbishment issues	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Option 2: Fully refurbish/rebuild the Home so it meets current new build Care and Social Services Inspectorate Wales standards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Option 3b: Permanently close the Maesyffynnon Residential Care Home and develop alternative extra care housing provision on an alternative site in the Cynon Valley area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Q6. If you think any of the above should be a preferred option instead of option 3a, please tell us why?

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Q7. Do you have any other comments that you would like us to consider?

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About you

Under the Equality Act 2010 and the Public Sector Equality Duties, the Council has a legal duty to look at how its decisions impact on people because they may have particular characteristics.

Please tell us if you think these proposals will affect you specifically because of any of the following:

- | | | |
|--|--|--|
| <input type="checkbox"/> You are male / female | <input type="checkbox"/> Your age | <input type="checkbox"/> Your ethnicity |
| <input type="checkbox"/> You are disabled | <input type="checkbox"/> Your Sexuality | <input type="checkbox"/> Your Religion or Belief |
| <input type="checkbox"/> Your Gender Identity | <input type="checkbox"/> You are pregnant | |
| <input type="checkbox"/> The language you prefer to communicate in | <input type="checkbox"/> You are single / married / cohabiting / in a civil partnership / divorced | |

Please provide your reason/s:
.....
.....

If you **are happy to be contacted** further to discuss your response, please tick the box:

- | | |
|--|--|
| <input type="checkbox"/> I am happy to be contacted | <input type="checkbox"/> I am not happy to be contacted |
|--|--|

Name:

Email / Telephone number:

Postcode:

Thank you for taking part in this consultation.

Rhondda Cynon Taf County Borough Council will process the information you have provided in accordance with the Data Protection Act 1998. The information may be used for statistical purposes but all personal details will be anonymous.

Please click on 'Submit' to complete the questionnaire online or if you are filling out a paper copy, please post it to: Freepost RSBU-HJUK-LSSS, Research & Consultation, Public Relations & Strategy, The Pavilions, Cambrian Industrial Park, Clydach Vale, Tonypany, CF40 2XX

Alternatively, please give us your general views via: consultation@rctcbc.gov.uk
Or write to us with your views (to the freepost address above).

