

Report to:	Cabinet	Date of Meeting:	1 February 2024
Subject:	Existing Extra Care Housing Contract Arrangements		
Report of:	Assistant Director for Life Course Integrated Commissioning	Wards Affected:	All Wards
Cabinet Portfolio:	Cabinet Member – Adult Social Care		
Is this a Key Decision:	Yes	Included in Forward Plan:	Yes
Exempt / Confidential Report:	No		

Summary:

Extra care housing is housing with care. The housing is usually provided through a registered social landlord and has 24-hour care and support provider on site. This report is about the care and support contract for Parkhaven Trust which is an extra care housing scheme which supports 24 Sefton residents. This report seeks approval for the direct award of a contract to Parkhaven Trust for a 2-year period for the provision of care and support. During this period new extra care housing schemes to be developed and we will be establishing a framework of providers who will provide care and support into these new schemes. This contract will be aligned to the timeframe for a new Sefton Extra Care Housing Care and Support framework.

Recommendation(s):

- (1) Approve the award of a contract utilising the Extra Care Liverpool City Region Flexible Purchasing System (LCRFPS). This route to market allows for a direct award of a contract in exceptional circumstances of which the alignment with future models is one.
- (2) To approve the direct award a 2 year to Parkhaven Trust. Commencing on the 1st of April 2024 to the 31st of March 2026 to facilitate the provision of Care and Support at Parkhaven Court Extra Care Housing Scheme.

Reasons for the Recommendation(s):

This proposal allows continuity of service within an established Sefton Extra Care facility and will align to the commissioning of services into Extra Care Housing over the next 2 years.

Alternative Options Considered and Rejected: (including any Risk Implications)

Option 1.

The option to procure a longer-term contract was dismissed to align with the wider Extra Care Housing strategy.

Option 2.

Allow the contract to expire. This was not an option as the service supports people who are eligible for service under the Care Act 2014.

What will it cost and how will it be financed?

Revenue Costs The contents of this report represent a £271,160 per annum commitment over a 2-year period (please note this may be subject to annual increases) This is currently included in the Adult Social Care budget. There is no additional revenue impact represented by the contents of this report.

(B) Capital Costs

None

Implications of the Proposals:

Resource Implications (Financial, IT, Staffing and Assets):	
None	
Legal Implications:	
Care Act 2014 Public Contract Procedure Rules 2015 - The Provider completed a competitive tendering exercise for the previous contract.	
Equality Implications: The equality Implications have been identified and mitigated. An EIA has been completed and is attached as Appendix 1 within this report	
Climate Emergency Implications:	
The recommendations within this report will	
Have a positive impact	No
Have a neutral impact	Yes
Have a negative impact	No
The Author has undertaken the Climate Emergency training for report authors	Yes

Contribution to the Council's Core Purpose:

Protect the most vulnerable: Extra Care supports some of our most vulnerable residents
Facilitate confident and resilient communities: Extra Care Housing is a key asset to supporting care closer to home.
Commission, broker and provide core services: The report relates to a key commissioned service for Adult Social Care

Place – leadership and influencer:
The Extra Care scheme contributes positively to the local area
Drivers of change and reform: N/A
Facilitate sustainable economic prosperity: N/A
Greater income for social investment: N/A
Cleaner Greener N/A

What consultations have taken place on the proposals and when?

(A) Internal Consultations

The approach has been developed in consultation with Adult Social Care Management and the cabinet member for adult social care.

The Executive Director of Corporate Resources and Customer Services (FD.7499 /24) and the Chief Legal and Democratic Officer (LD.5599/24) have been consulted and any comments have been incorporated into the report.

(B) External Consultations

A consultation and engagement event was held with residents at Parkhaven Court on 16th November 2023.

Implementation of decision

Following the expiry of the “call-in” period for the Minutes of the Cabinet Meeting

Contact Officer:	Eleanor Moulton
Telephone Number:	07779162882
Email Address:	Eleanor.Moulton@Sefton.gov.uk

Appendices:

There are no appendices to this report

Background Papers:

1. This report follows a previous report to Cabinet on 7th January 2021.

[Parkhaven Court – Cabinet Approval](#)

The following link provides further information on the councils wider Extra Care Programme: [Sefton Extra Care Housing](#)

1. Introduction

- 1.1 Sefton approved an extra Care Housing strategy in early 2021 and the Council's strategic intention is to develop approximately 600 units of Extra Care Housing throughout the borough within the next five years, therefore, the Council will initiate an extensive commissioning programme relating to the care and support needed for all other Extra Care Schemes with a consistent streamlined approach for care and support contracts by 2026.
- 1.2 Parkhaven Court is an established Extra Care Scheme whereby service users have security of tenure within their own individual apartment and access to a full range of community services, with the additional benefit of a 24-hour care and support provider on site.
- 1.3 The current contract which expires in March 2024 was awarded through via the Liverpool City Region framework for a period of two years in 2022, with an option to extend for one further year, via delegated authority to the Executive Director for Adult Social Care and Health in consultation with the Cabinet Member for Adult Social Care. This contract will expire on the 31st of March 2024; therefore the report seeks to gain approval for new arrangements.
- 1.3 The Scheme has 24 apartments which are fully occupied (12 one bedroom, 12 two bedroom) and accommodates single people, couples, friends, and siblings enabling people to continue to live together even if only one of them needs care and support. The scheme is predominantly for people living with dementia and is part of a wider portfolio of provision for people living with the condition, this Extra Care provision also provides accommodation for some residents with learning disabilities.
- 1.4 Parkhaven Trust also provide care and support across the whole site and the housing management function for the Extra Care Scheme is under an exclusive housing management arrangement with Your Housing. This provides continuity of care, and the ability to deliver wrap around, or enhanced support across the services, which mitigates the impact of changes facing a person living with dementia and other such conditions.
- 1.5 Parkhaven Court have a CQC overall rating of 'Good' with the last inspection taking place on 3rd January 2019.
- 1.6 The Liverpool City Framework allows direct award of a contract to a provider exceptional circumstance including.
 - If the provider has a genuine existing exclusive arrangement with the landlord of the scheme
 - Where the provider is already providing other services at the premises, and it is impracticable or not commercially feasible for another provider to be appointed to the Individual Contract

2. The Contract

- 2.1 Parkhaven Extra Care scheme currently is home to 14 people receiving 258 hours of support per week, the remaining 10 tenants pay for their own care.

The average level of support is 18.5 hours of care per week, meaning an alternative offer to meet these peoples care and support would realistically be residential care. Currently Extra Care costs the council £348.48 per week and residential care costs an average of £649.70 per week.

The hourly rate for Care and Support delivered in this Extra Care scheme aligns with the Supported Living rate of £18.91per hour. Each resident also pays a proportion of available night support delivered by a minimum of 2 members of staff.

This compares as follows to regional neighbours:

Area	Rate 2023/24
Cheshire West and Chester	£20.50
Sefton	£18.91
Knowsley	£18.70
Wirral	£17.25
Liverpool	£16.65

- 2.2 We do not currently have full nomination rights and as part of the new contract implementation the provider will be expected to align with the new Extra Care allocations policy.

3. Conclusion

- 3.1 Cabinet is asked to approve the award of the care of support contract to Parkhaven trust extra care scheme for a period of two years on the provision that; 1) nomination rights align with the Council's nomination policy. 2) that the contract will align with the new framework in 2026. This provides continuity of provision for people living with dementia and learning disabilities in our borough and allows the continuation of the wider strategic approach and development of Extra Care Housing in Sefton.