

Public Document Pack

North East (Outer) Area Committee – 8th July 2013

Supplementary information in respect of Agenda Item No. 10

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Dennis Holmes
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17 June 2013

Mrs V Skinner
Clerk to the Council
Boston Spa Parish Council
The Village Hall
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LS23 6AA

Dear Mrs Skinner

Primrose Hill residential care home

Many thanks for your letter on behalf of the Parish Council and for the comments and questions you raise in your letter. This has been passed to the team that is evaluating the information gathered during the consultation. The points you make are part of a valuable body of evidence that is being considered as we draw up our further report and recommendations to be considered by the Council's Executive Board in September.

I am grateful for an opportunity to respond to your specific concerns in writing: they are all complex issues, to which I acknowledge that the question and answer session in the public meeting did not do full justice.

Meeting demand for care

The methodologies we have used to calculate and forecast demand include national work on provision of older people's housing and care from the 'More Choice Greater Voice' toolkit, which was published by the Department of Health in February 2008. It was prepared specifically to accompany the government's new National Housing Strategy for an Ageing Society to offer guidance to commissioners and providers to enable them to forecast demand and produce accommodation and care strategies for older people.

Alongside this national methodology, local initiatives have been incorporated and brought up to date with 2011 census data, which was released on 30 January 2013. These include work carried out for Leeds City Council in 2009 by Cordis Bright and their associates Planning4Care. The latter organisation, affiliated to Oxford University, produced the 'Planning4Care analysis toolkit' to help project demand for services in the future. The toolkit has been used across a number of Local authorities including Kirklees, Wigan and Cumbria to assist with their strategies for older people's housing, including what type of accommodation and care to provide and to what level. This re-evaluates and re-defines the residential demand figures proposed by the More Choice Greater Voice methodology by considering the impact of additional factors such as the availability of community preventive services and alternative accommodation to meet older people's support and care needs.



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Care home beds with five miles of Boston Spa

We understand your point about the limited amount of residential care available in the immediate locality, however there are a number of homes located just a few miles further afield, in particular in North Yorkshire, Harrogate and Ripon. However, the aspect of availability in the immediate locality is an important consideration as we evaluate the information gained from the consultation and draw up our recommendations.

The homes within five miles of Primrose Court are: Ashfield Nursing Home, 31 beds (3.5 miles); Wetherby Manor, 58 beds (3.3 miles).

Homes within ten miles (equivalent, say, to an average daily commute to work) of Primrose Court are: Donisthorpe Hall, LS17, 181 beds (9.8 miles); Holmfield Court, LS8, 25 beds (9.9 miles); Kingston Nursing Home, LS8, 47 beds (9.6 miles); St Katherine's, LS8, 18 beds (9.7 miles); Parkside, LS8, 20 beds (9.4 miles); St John's House, Kirkhammerton, 36 beds (9.7 miles); Oaklands Court, Kirkhammerton, 44 beds (8.9 miles).

There would be little point in quoting vacancies at any homes as they stand today, since no decision to close Primrose Hill has been taken and vacancies fluctuate on a daily basis as they arise and are filled. However, should closure eventually be the case, then people would be encouraged to take their time over choosing a new placement; no undue pressure to choose a particular home would be applied, regardless of a home's contractual status; and we would work at a pace that is acceptable to the resident and his or her family.

Primrose Hill – residents and services

We are aware of the importance of being close to family and also of the importance of friendships formed between residents in homes. In earlier home closures, we have been successful in keeping friendship groups together in the event of a move. In two cases where the Council has taken a decision to close a home, we have undertaken to keep it open until a replacement home operated by the independent sector is opened in the locality. In a third case, we are working with a local community which is drawing up its business plan to keep a local home open by forming a community interest company to take over the home as a going concern.

With regard to empty rooms at Primrose Hill, our social workers are under no instruction whatever to cease referrals to the home, however, it is only fair to inform prospective residents of the current proposals.

Duty of care

The Council is acutely aware of its duty of care towards its residents and we have drawn on good practice observed in home closures in Birmingham, Bradford and Kent and the report by the University of Birmingham in association with the Association of Directors of Adult Social Services (ADASS). This report suggests that if a closure process is conducted well, with high levels of respect, clear communication and empathy, then life after resettlement in a new service can be a positive experience. We used these protocols last year, when in an earlier round of home closures, 96 people successfully moved home with no adverse effects on their health or wellbeing. Indeed, most have reported an improvement in their surroundings over the old home and state that they would not wish to go back.

The University of Birmingham / ADASS report can be found at:

<http://www.birmingham.ac.uk/Documents/news/BirminghamBrief/AchievingClosureReport.pdf>

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Resources and value for money

The Executive Board report (para 9.10) identified potential net savings of £875,000 across all of the identified homes. A more significant figure would be the estimated cost of improving the homes to the standard set out by the Care Quality Commission in 2000, which would amount to £9.58 million. This is in the context of the Comprehensive Spending Review of 2010, which left the Council facing a £145 million pressure on its budget over the last two financial years, with a further £55 million having to be found in the current financial year.

A more detailed financial breakdown, as you request, is as follows:

Savings from the Proposed Closure of Primrose Hill – Current Position

The actual savings from a potential closure of Primrose Hill cannot be known at this stage as they will depend on the number of people resident at the time of closure, were that to be agreed, and the price paid for places in the homes to which people may transfer. However, the £149,830 savings included as part of the Executive Board report figures can be updated based on the current position.

Updating the figures to a 2013/14 price base increases the savings from the closure of Primrose Hill to £179,350. This increase results from inflation increases in staffing costs combined with a reduction in the typical weekly costs to the council of purchasing places in independent sector homes.

There are currently 23 permanent residents in Primrose Hill, an occupancy level of 70% rather than the 95% average used to calculate the Executive Board report figures. Using this current occupancy rate and the typical weekly cost of external homes, the savings from closing Primrose Hill would be £365,630 per year. As the typical weekly charge for alternative accommodation is lower than that for council-run homes there will also be a reduction in residents' contributions for those who fully-fund their own care. Taking account of this would reduce the gross savings from the closure of Primrose Hill from £365,630 to £326,610 per year. The table below shows a mapping of the variables in the calculations in more detail.

	Price Base									
	2012/13	2013/14	2013/14	2013/14	2013/14	2013/14	2013/14	2013/14	2013/14	2013/14
Max no beds	33	33	33	33	33	33	33	33	33	33
Occupancy number	31 35	31 35	23	23	23	23	31	31	31	31
Occupancy percentage	95%	95%	69.7%	69.7%	69.7%	69.7%	93.9%	93.9%	93.9%	93.9%
Employee costs	£745,270	£764,850	£764,850	£764,850	£764,850	£764,850	£764,850	£764,850	£764,850	£764,850
Premises costs	£46,510	£48,290	£48,290	£48,290	£48,290	£48,290	£48,290	£48,290	£48,290	£48,290
Supplies costs	£64,990	£65,070	£65,070	£65,070	£65,070	£65,070	£65,070	£65,070	£65,070	£65,070
Transport	£570	£500	£500	£500	£500	£500	£500	£500	£500	£500
Gross Cost	£857,340	£878,710	£878,710	£878,710	£878,710	£878,710	£878,710	£878,710	£878,710	£878,710
Reprovision price per week	£434	£429	£429	£650	£600	£734.70	£650	£800	£46.10	£46.10
Reprovision cost	£707,510	£699,360	£513,080	£777,400	£956,800	£878,700	£1,047,600	£1,269,600	£878,700	£878,700
Change to residents' contributions			-£39,020							
Saving / Cost	£149,830	£179,350	£326,610	£101,310	-£78,090	Breakeven	-£169,090	-£410,890	Breakeven	Breakeven

Savings from the Proposed Closure of Primrose Hill – Future Projections

The savings from proposed closures are shown gross and do not include any income from resident's contributions that will remain largely unchanged if people move to another home. Using this gross expenditure basis, the current savings from the closure of Primrose Hill set out in the section above to are updated reflect two scenarios, i.e. all residents transferring to a home costing £800 per week (based on Wetherby Manor) or all residents transferring to a home costing £650 per week (based on Ashfield).

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Re-providing for the 23 current permanent residents at £800 per week would cost £956,800 per year and at £650 per week the annual cost would be £777,400. Taking account of the gross expenditure savings from the closure of Primrose Hill, transferring all current residents to beds costing £650 per week would generate an annual saving from the closure of £101,310. In the unlikely event that all residents were to transfer to beds costing £800 per week, there would be a net cost from the closure of £78,090. The breakeven fee for all current residents would be £734.70 per week so if all residents are placed at fee levels below this the closure of Primrose Hill would generate some savings.

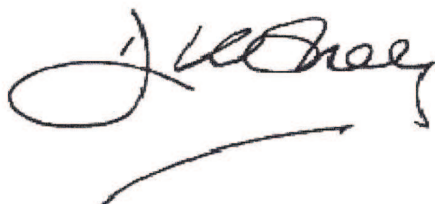
Loss of employment and impact on the local economy

There are currently 30 staff at primrose Hill and the Council's intention, should the home close, would be to help them find alternative positions within the Adult Social Care service or the wider Council. Some staff may take an opportunity for voluntary early retirement or voluntary redundancy through the authority's Early Leavers scheme.

I hope that the information contained in this letter is helpful to you. You will doubtless also be aware of a substantial submission we have received from the Primrose Hill Care Home Campaign, to which we will reply in full. With reference to your request for a further meeting, I do not think that much more could be gained by an event similar to the Parish Council meeting of 24 April, though I will be more than happy to answer any further queries your Council may have in writing.

Your comments and formal objection to the proposal have been noted and will be used as valuable information as we draft our report and recommendations, which will be considered by the Council's Executive Board in September. Thank you very much for taking the trouble to send in your very detailed contribution.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Dennis Holmes', with a long horizontal flourish extending to the right.

Dennis Holmes
Deputy Director

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21 June 2013

Dear Mrs V Skinner

Primrose Hill residential care home

I am writing in response to your letter, which was one of those presented to Councillor Adam Ogilvie and me by the Primrose Hill Care Home Campaign Group, as part of the consultation over our proposals to close Primrose Hill. The letters were presented alongside combined petitions of 5,025 signatures and a detailed submission setting out the Campaign's case for keeping the home open. A response to this submission has been sent to the Campaign organisers.

All the materials have been passed to the team that is evaluating the views and information gained from the consultation. Everything we have heard is of great value as, with the consultation now closed, we begin to consider what recommendations we might put to the Council's Executive Board in September.

Your letter was one of many we have had from all sections of the Wetherby / Boston Spa community and beyond. We have heard from relatives and friends of Primrose Hill's residents and former residents, from staff and former staff, clergy, medical practitioners, honorary aldermen, ward and parish councillors, members of Parliament, volunteers, community groups and advocates of older people – and of course from the residents themselves.

I have read every single letter and have been touched by numerous personal anecdotes which people have shared with me. I have noted the many points made about what is feared might happen if the home closes: distress and disruption to the residents; difficulties in finding suitable, available, alternative accommodation; increased travel for visitors; anxieties about the quality of care in the independent sector; loss of a valued asset in the community, among many others.

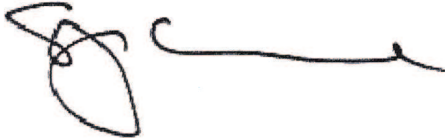
Our task now is to weigh all the points you and fellow campaigners have made against the many other matters that need to be taken into consideration when drawing up recommendations on the future of the home.

Your individual and collective contributions to the large body of material we will consider is greatly valued and I would like to thank you very much for taking the trouble to participate in the consultation.

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Our report on the outcome of the consultation and our recommendations for the future of Primrose Hill and the other homes and day centres that have been consulted upon will be published on the Council's website, www.leeds.gov.uk on 27 August 2013. The recommendations will be considered by councillors at our Executive Board meeting on 4 September.

Yours sincerely

A handwritten signature in black ink, consisting of a large, stylized initial 'S' followed by a long, horizontal stroke that ends in a small upward flick.

Sandie Keene
Director of Adult Social Services

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WHARFE BRIDGE, BOSTON SPA

BOSTON SPA PARISH COUNCIL

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Ms S Keene
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May 2013

Dear Ms Keene

Better Lives for People of Leeds: Residential Care for Older People Report:- Consultation -Proposed Closure of Primrose Hill Residential Care Home

With reference to the above report and consultation, particularly on the proposed closure of Primrose Hill Residential Care Home, Boston Spa Parish Council has serious concerns with the proposal and wishes to raise the following issues:

Presentation to the Parish Council

Dennis Holmes (who produced the above report) and Michelle Tynan attended the Boston Spa Annual Parish meeting on Wednesday 24th April to give a presentation on the proposed closure. There is strong local opposition to the closure and around 80 people were present.

It was disappointing that the presenters had not come prepared with detailed information on the business case to close Primrose Hill or the options that will be available to the residents of the home if the closure is to go ahead. Many of the residents were represented by their families at the meeting and there was a sense of frustration at the failure of the presenters to provide meaningful responses to the robust questions raised.

The Parish Council submits the following comments and questions:

1. In an ageing population, the demand of care will increase and what evidence is there that this demand will be met?

Para. 3.2 in the above report highlights the growing population over the age of 75 years who are likely to be living with a disability for many years. There are currently an estimated 8,400 people in Leeds with dementia and this figure is estimated to increase by 40% in 15 years. Leeds has taken the decision to reduce the provision of residential and nursing care.

Para 3.7 in the report says "When, for reasons of safety, security and social isolation it is no longer feasible to support a person in their existing home, they should be given a choice of alternative accommodation and support. This requires that suitable, affordable, flexible, and accessible accommodation is available to all older people. Increasingly this will take the form of sheltered and housing and extra care housing where any support that is needed is purchased by the individual resident through public or private funding."

- Boston Spa has a high percentage of older people and this trend is likely to continue.

- There are no other residential care home facilities in the village and limited access to homes in the immediate area, including Wetherby. The demand for residential care in the north East villages around Leeds will increase in line with LCC's own predictions.
- Primrose Hill provides the 'suitable, affordable, flexible, and accessible accommodation' for local residents you say will be provided. In the absence of any 'sheltered and housing and extra care housing' in the area the closure of Primrose Hill will add to the pressure on the service you are aspiring to provide. Your own report talks of a 'vision', and a 'strategy', there does not appear to be a well thought through development plan. Closing Primrose Hill and the other 5 homes will reduce access to quality care.

2. How many care home beds are there within a 5 mile radius of Boston Spa and how many vacancies do they have?

- Focusing on the current residents of Primrose Hill, what work have you already done to identify where there are suitable homes with vacancies in the area that would be offered to residents?
- You will already have information on where the relatives of residents live, how have you factored in the impact the closure will have on their ability to maintain close and regular contact?
- The Council understands Primrose Hill has facilities that are under used for long and short term use. The closure of the home will remove the access you have to provide a flexible service in the community for intermediate and long term care, including the care of people with dementia. Your report acknowledges that there is insufficient capacity and quality offered by the independent sector.
- Primrose Hill currently provides care for people with dementia. Your report states that one dementia specific home will be retained in each area of the city in order to meet current demand. Where will the specific dementia care home for Boston Spa and the surrounding villages be?
- Will you genuinely listen to the needs of the residents and their families/advocates or will you be steering them towards the providers within the independent sector with whom you have negotiated long term fee settlements?
- These questions will also have a longer term impact as the closure of Primrose Hill would remove the choice of local people to stay in the area in which they live.

3. Primrose Hill – residents and services

- The majority of residents are from the village or surrounding area. Some people have moved from elsewhere to be near to their families. When people can no longer maintain their independence at home it is important to remain in the area and with people you know. The closure of Primrose Hill will end friendships, familiarity and the trust the residents have in the care they receive. As part of your Duty of Care to residents, this should not be ignored.
- There are empty rooms in Primrose Hill. Can you provide information on when you ceased to offer Primrose Hill as an option to people seeking information on Care Homes for long and short term care?
- Can you provide information on the number of people receiving long and short term care in Primrose Hill over the last 5 years, and how many were from the immediate area? Did you factor the value the local community places in having this local facility?

4. Duty of Care

- Leeds CC acknowledges it has a duty of care to existing service users. The majority of the residents of Primrose Hill are over 90 years of age, with some over 100 years of age. It is recognised by healthcare professionals that moving people who are very frail and of a great age from a settled home will in most cases be damaging to their overall health and wellbeing and can shorten their lives.

- No information has been made available outlining options considered by you to meet your duty of care by enabling the residents to stay where they are alongside developing perhaps an intermediate care service for the community.

5. Resources and Value for Money

- The report lacks sufficient detail to comment on or challenge the quoted net savings of £875k following the closure of all six care homes. This figure is extremely small in the context of the overall budget of about £200m (quoted by Councillor Lamb).
- A more detailed financial report of maintenance and running costs, refurbishment/upgrading should be provided for each care home where closure is proposed, plus costs of decommissioning, including potential redundancy costs.
- The detailed financial reports should be provided as part of the consultation together with the offer of presentations to inform the understanding.

6. Loss of Employment and impact on the local economy

- Primrose Hill is a significant local employer and closure will impact on the local economy. For some people their personal circumstances will mean redundancy will be the only option. Whatever choices employees have to make will impact on the money spent in the community at a time when localism through Neighbourhood Planning is encouraging the development of a healthy local economy.

The Parish Council is strongly opposed to the closure of Primrose Hill. The Save Primrose Hill Care Home Campaign organised by local people is supported by the Parish Council; Alec Shelbrooke MP; Wetherby Ward Councillors, neighbouring Town and Parish Councils; local Doctors and Harrogate hospital; and a number of local church groups.

The Parish Council asks that you address the concerns and questions raised above and would welcome a further opportunity to meet with Adult Social Care to address those concerns and questions.

Yours sincerely,

Mrs V. Skinner
Clerk to the Parish Council

By email

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