

LEEDS CITY COUNCIL
ADULT SOCIAL CARE



DEPUTATION ON BEHALF OF
MANORFIELD HOUSE CARE HOME
TO
LEEDS CITY COUNCIL MEETING
1 JULY 2013

RESPONSE

July 2013

INTRODUCTION

A deputation was presented to the Full Council meeting of 1 July 2013 by representatives of residents at Manorfield House residential care home in Horsforth. The Deputation was led by Ms Julia Chapman, accompanied by Patricia and Andrew Holt, and Ian and Beth Dawson. At the conclusion of the Deputation, Council resolved that it be referred to a future meeting of Executive Board for response. This response is duly appended to the report entitled 'Better Lives for Older People in Leeds: residential care for older people', for consideration by Executive Board on 4 September 2013.

The Deputation outlined the background to their attendance at the Council meeting, namely that there at the time of the Deputation there were 21 permanent residents at Manorfield House, aged between 75 and 102. It is a general residential care home (ie non-specialist) whose residents would not be candidates for extra-care housing. The Deputation went on to make a number of specific points and requests for further information.

- 1 Consultation: the Deputation refers to the distress caused by the proposal to close the home; the quality of care and staff at Manorfield House; the positive comments about the fabric of the building; negative comments about independent care homes nearby; and comments on the need for the Council to be in full possession of the facts before coming to a decision over whether or not to close Manorfield House.**

Response: Adult Social Care fully recognises the upset caused by its proposal and has apologised for this in correspondence with residents and their families. Equally, the quality of the staff and the care they provide have been acknowledged, together with the assurance that the proposal for closure did not imply any criticism of the staff or their work. Comments on the fabric of the building are addressed below. We are sorry that some requests for information have been incompletely addressed; this has not been intentional and we have already sought to redress this in separate correspondence with the Deputation leader.

- 2 Representations: Horsforth Town Council's extraordinary meeting reached a unanimous recommendation that the decommissioning of Manorfield House would be supported conditional on replacement provision within the Horsforth Ward (in advance of decommissioning) to move existing residents into.**

Response: The Town Council's resolution has been taken into account in drawing up recommendations for the future of Manorfield House to be considered at the meeting of Executive Board on 4 September 2013.

- 3 Outstanding and part-answered questions: anticipated savings, the consultation process, open-mindedness in the democratic process**

Response: Throughout copious correspondence with Manorfield House supporters, Adult Social Care has cited examples in the earlier 'Better Lives' programme, where proposals were changed after consultees demonstrated a lack of local provision to replace anticipated loss of bed-spaces. A similar open-mindedness has prevailed throughout the Phase 2 consultation.

- 4 Decisions appear to be being made on the basis of incorrect, incomplete or error ridden information**

- Building specification: fabric, room sizes, corridor width, best practice, comparison with independently-run homes; room sizes in the independent sector**

Response: The care homes that have been suggested as alternatives to Manorfield have all been awarded contracts under the Council's Quality Framework for Nursing and Residential care homes. This means that they comply with our specifications for quality of care and amenity. There are all

registered with the Care Quality Commission and will be inspected against national essential standards.

The minimum standards for room sizes recommended in the 2000 Care Standards Act was 12m² of useable space (ie floor space not occupied by immovable objects such as wardrobes, beds, armchairs) per single person room (16m² per wheelchair user or shared room). Although this has since been dropped as a mandatory standard, Leeds City Council continues to use this as a benchmark for best practice, in support of the best interests of residents in our care. Useable floor space in residents' rooms at Manorfield House ranges from 13.86m² (largest) to 7.99m² (smallest). New regulations set out in October 2010 are not specific, but do require sufficient space for the 'safe provision of care'. The Manorfield measurements have to be weighed against the increasing need to use large hoisting equipment to transfer frail residents from bed to bath or toilet, which is safe both for residents and staff to use without discomfort or injury.

Eight out of 27 of Manorfield's rooms comply with the 2002 standard gross floor space; 19 do not. None of the wash / toilet facilities complies with the 2002 standards.

- **Electrical works: request for a more accurate assessment**

Response: The survey was done by NPS, the Council's contractor for buildings and electrical works, who have provided services to the Council for a number of years and whose expertise we have found to be reliable. We would only proceed to a more detailed, costly (and disruptive for the residents) survey if the decision were to be taken to go ahead with the works.

5 Demand for residential accommodation in Horsforth ward

Response: Methodologies 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 developed by the Housing Learning Improvement Network and published by the Department of Health in 2008. Alongside this national methodology, local initiatives have been incorporated and brought up to date with 2011 census data, which were released on 30 January 2013.

6 Weekly occupation costs; financial difficulties in the independent sector

Response: The larger homes in the independent sector are able to benefit from economies of scale and are less costly to run and maintain than older buildings such as Manorfield House. Most of the Adult Social Care running costs are staffing costs which, with falling occupancy rates make the unit cost of delivering care so high compared to those in the independent sector.

Leeds is in the unusual position of having, jointly with the city's independent care home proprietors, carried out an in-depth research project to discover the true and fair cost of providing good quality care for our elderly citizens in safe and comfortable homes.

As a result, the city now has a funding framework that is fair to proprietors, at a level they feel is sustainable for their businesses. At the same time it delivers best value as we spend public money at a time of greatly reduced funding available to local authorities. The fees we pay for residential and nursing home care have not only been agreed with the home owners, but set at a level they themselves helped us to determine.

7 Alternative accommodation in Horsforth ward for Manorfield residents

Within the ward there are 36 care beds without nursing in one residential home. Outside the ward however and within 5 miles of Manorfield House there are 639 care beds without nursing within the Leeds boundary.

8 Financial implications 'no-one will be financially disadvantaged'

Response: The Council has given a pledge, which it will keep, that no person who moves from a home under closure will be financially disadvantaged. This will not restrict people's choices in selecting their future placement.

CONCLUSION

'The Council will be judged by how it looks after its elderly residents'

Leeds City Council fully accepts that it has a duty of care to current residents and it will continue to fulfil this duty during the change programme

'Most of us would like to have the option to remain in our own homes, but the residents in Manorfield (and the other homes) cannot do that' ... 'Is the Council committed to caring for its residents, or is it committed to ticking boxes?'

The arguments and rationale for the Better Lives programme and the Council's aspirations for housing options for older people in the future are set out in detail in the present Executive Board report. The Council respectfully draws the attention of the Manorfield House campaigners to the recommendations set out in that report.