

Residential Care Development Prospectus 2018



Powys County Council

Foreword

As Cabinet Portfolio holders, we have great pleasure introducing you to the first stage of Powys County Council's procurement opportunity to identify a partner to re-develop Older Peoples accommodation, including Residential Care. Our new partner will modernise and maximise our existing provision, and develop new and innovative ways of meeting our future growing demand.

The council has successfully worked in partnership with BUPA to deliver our residential care for many years, but on-going public sector budget pressures and the need to renew and invest in the service has made us reflect on how best this service might be delivered in the future.

Evidence shows us that the more independent people are - and if they are well connected with their local communities and the services in their community - the greater their health and wellbeing is. The council is therefore considering alternative ways to support older people in their community that would not reduce the quality of care provided.

For the reasons outlined above it is important that we review the care home service that we currently fund. We also need to consider whether a similar service could be better provided by a partner or other organisations in the community.

We trust the information provided within this document allows interested potential partners to better understand the care home market in Powys, future demographic, geography, political challenges and the values of our council and staff. We hope those who share the council's objectives will choose to pursue their interest further.

Councillor **Stephen Hayes**
Portfolio Holder for
Adult Social Care



Introduction

About Powys

Located in Mid-wales, Powys is a beautiful place to live and work.

Covering around a quarter of Wales, the county is the most sparsely populated county in England and Wales, with just 26 persons per square kilometre. It is made up of the historic counties of Montgomeryshire and Radnorshire, most of Brecknockshire (Breconshire), and a small part of Denbighshire.

The geography of the county presents a challenge in delivering all front line services, but especially so in the case of health and social care. Travelling times and distances are often considerable. There are no motorways and only one short stretch of dual carriageway in Powys.

The population of Powys is older than the average for authorities in Wales with the mean average age being 44.8 in mid-2012 as compared to Wales at 41.3. The 65+ population (currently 34,638) is projected to increase by 11% over the next 5 years (38,405 by 2020) and by 43% by 2036 (49,515). The 85+ population is expected to increase by 19% over the next 5 years from 4,660 to 5,551 and 146% by 2036 (11,456).

The county has high employment and a high skills base. There is competition for labour, and this leads to employment areas and service areas with a skills shortage. Powys has low rates of residents claiming Job Seekers Allowance. The proportion of young working aged people (20–39) is substantially lower than that of Wales. This has implications for the future care workforce and for service delivery. Recruitment and retention of staff is one of the general challenges social care providers face in Powys.

Our Vision

We are committed to improving the quality of life for Powys residents. Health and Adult Social Care will seek to support the transformation of the Powys residential care market to ensure that it can continue to meet the needs of older residents in the coming years within available resources.

Our joint vision is that older people in Powys:

- Have opportunities for activity, social stimulation and community inclusion to maintain their well-being;
- Feel safe in their own homes and retain their independence for as long as possible through a range of home based services;
- Are informed so that they have an increased choice and control over what matters to them;
- Have greater access to health and social care which is close to home and responsive to their needs;
- Can rapidly access appropriate hospital and specialist health care when needed and are discharged home safely once fit to do so;
- Experience a good quality of life.

The projected increase in the number of older people across the county will introduce a number of related opportunities and challenges across public services to ensure that they can continue to deliver person centred support. Meeting each of these challenges will also need to be done within a very challenging financial environment where all public bodies will be required to make significant cost reductions for the foreseeable future.

The council's role therefore needs to change. We need to move from the position of care home owners to helping to shape local residential care home markets. In doing so, we will also continue to work with partners to design and commission a range of appropriate residential and non-residential support to meet the needs of vulnerable people in the county.

The need for traditional residential care is reducing, and being replaced with requirements for more flexible models of care including greater capacity to support people with advance dementia. Alternative models of housing, such as Extra Care, that offer integrated care and support services will be encouraged to enter the marketplace.

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Partnership Working

The council is entering a new chapter in the history of social services and care, the largest in a generation. The Social Services and Wellbeing Act (Wales) has changed the way local authority social services and other care services work together in partnership to help and support people.

The Council currently owns 12 care home across the county. With on-going public sector budget pressures and the need to renew and invest in services, the council is seeking to deliver these services through a partner rather than retaining in-house services. We want to work with providers that can promote a positive image of social care services and can attract new staff into the service.

We are seeking expressions of interest from development and investment partners who are creative, and keen to work with the Council to support the long term vision for a more economically, socially, and environmentally connected residential care market in the future.

Current Residential and Nursing Care homes

There are 20 residential care homes for older people, and 10 residential care homes with nursing for older people in Powys, providing 1,080 care places (excluding Glan Irfon). The council currently purchases placements in all the 30 care homes for older people within Powys.



Council owned Residential Care Homes

Within the overall Powys Residential Care Home market, the council own 12 residential care homes and an Intermediate Care facility which are the subject of this Prospectus.



Brynhyfryd Residential Home & Glan Ifon, Builth Wells

Love Lane
Builth Wells
Powys
LD2 3BG

Registration Status	Total Beds	Contracted Beds	EMI Beds	YPD Beds	Nearest Nursing Home Approx Miles	Nearest DGH Approx Miles	
Res/EMI	30	11	11	0	14	20	

Glan Irfon – Short Stay

Registration Status	Total Beds	Contracted Beds	EMI Beds	YPD Beds	Nearest Nursing Home Approx Miles	Nearest DGH Approx Miles	
Res	12	12	n/a	1	14	20	



**Cartref Dyfi Residential Home –
Machynlleth**

Maengwyn Street
Machynlleth
Powys
SY20 8AZ

Registration Status	Total Beds	Contracted Beds	EMI Beds	YPD Beds	Nearest Nursing Home Approx Miles	Nearest DGH Approx Miles	
Res/EMI	28	19	18	1	10	17	



Cartref - Hay on Wye

Brecon Road
Hay On Wye
Powys
HR3 5PJ

Registration Status	Total Beds	Contracted Beds	EMI Beds	YPD Beds	Nearest Nursing Home Approx Miles	Nearest DGH Approx Miles	
Res/EMI	23	10	8	1	10	20	



Greenhill – Crickhowell

Beaufort Street

Crickhowell

Powys

NP8 1AG

Registration Status	Total Beds	Contracted Beds	EMI Beds	YPD Beds	Nearest Nursing Home Approx Miles	Nearest DGH Approx Miles	
Res/EMI	22	7	6	0	5	5	



Llwyn Teg – Llanfyllin

Mill Lane

Llanfyllin

Powys

SY22 5BG

Registration Status	Total Beds	Contracted Beds	EMI Beds	YPD Beds	Nearest Nursing Home Approx Miles	Nearest DGH Approx Miles	
Res/EMI	33	20	16	1	7	25	



Llys Hafren – Welshpool

Severn Road

Welshpool

Powys

SY21 7AS

Registration Status	Total Beds	B Contracted Beds	EMI Beds	YPD Beds	Nearest Nursing Home Approx Miles	Nearest DGH Approx Miles	
Res/EMI	40	26	10	0	0.5	18	



Maes Y Wennol Care Home and
Day Centre– Llanidloes
Llangurig Road
Llanidloes
Powys
SY18 6ES

Registration Status	Total Beds	Contracted Beds	EMI Beds	YPD Beds	Nearest Nursing Home Approx Miles	Nearest DGH Approx Miles	
Res/EMI	29	16	9	1	14	30	



Plas Cae Crwn – Newtown
Park Street
Newtown
Powys
SY16 1EW

Registration Status	Total Beds	Contracted Beds	EMI Beds	YPD Beds	Nearest Nursing Home Approx Miles	Nearest DGH Approx Miles	
Res/EMI	40	20	22	2	0.1	32	



Prestmede – Presteigne

Townend
Presteigne
Powys
LD8 2AT

Registration Status	Total Beds	Contracted Beds	EMI Beds	YPD Beds	Nearest Nursing Home Approx Miles	Nearest DGH Approx Miles	
Res/EMI	12	8	3	1	5	23	



The Grove – Ystradgynlais

Ynyscedwyn Road

Ystradgynlais

Powys

SA9 1BE

Registration Status	Total Beds	Contracted Beds	EMI Beds	YPD Beds	Nearest Nursing Home Approx Miles	Nearest DGH Approx Miles	
Res/EMI	30	13	19	0	0.5	12	



Trenewydd – Brecon

Llanfaes

Brecon

Powys

LD3 8DA

Registration Status	Total Beds	Contracted Beds	EMI Beds	YPD Beds	Nearest Nursing Home Approx Miles	Nearest DGH Approx Miles	
Res/EMI	35	17	11	1	0.5	20	



Wylesfield – Llandrindod Wells

Lant Avenue

Llandrindod Wells

Powys

LD1 5EH

Registration Status	Total Beds	Contracted Beds	EMI Beds	YPD Beds	Nearest Nursing Home Approx Miles	Nearest DGH Approx Miles	
Res/EMI	27	12	10	0	7		

Be a part of Powys' Future

The council require a partner(s) to:

1. Submit expressions of interest in working with the Council to establish a long- term partnership to develop and modernise our approach to older peoples accommodation for our citizens. Future care needs will include to reposition residential care home markets to provide an increased level of choice in how older people are supported to live as independently as possible, and an increased level of residential dementia care.

The organisation with which we partner with will bring skills, financial capacity, proven operating practices and procedures, commercial acumen and dynamism together with an approach to managing the services which reflects an empathy with a public service ethos. Whilst we hope that the partnership will develop over time to expand the range and depth of provision across different localities, and the contribution made to the health and wellbeing of local people, our partner will be required to enable us to achieve the following short-term objectives:

- Lower revenue support for the service sufficient to at least enable the council to meet its savings requirements.
 - Capital investment sufficient to address the issues identified in the recent condition surveys, and develop the portfolio of homes refocus the use of the overall portfolio of homes to supporting more people with dementia to live well.
 - Enhancements / changes to the use of existing care homes that may better suit the future accommodation needs of Powys residents
 - Improvements in the collation of user statistics and the contribution made to health and well-being outcomes
2. Submit expressions of interest in working with the Council to manage the councils 12 care homes and Glan Irfon (a 12 bedded purpose built, short stay reablement unit) from June 1st 2019 for a period of 3 to 5 years.

Expressions of interest will be particularly sort from partners who would wish to work with the Council to undertake both aspects of the work above.

What Interested partners need to do

The council's objectives in undertaking a soft market testing exercise are to obtain the operator market's views in relation to the following:

- The extent to which potential partners consider they would be able to develop, manage and maintain a range of Older Peoples accommodation across Powys
- The extent to which potential partners' consider they would be able to address the council's specific service quality and financial challenges
- What the council may need to do in order to enable potential partners to optimise the benefits that they could offer;
- What the council may need to do to maximise potential partners' willingness to submit tenders; and
- Ways that the council may need to refine its proposed procurement process (see later in the document) in order to ensure a high level of interest and tendering commitment from potentially suitable partners.

Organisations who are willing to participate in the soft market testing are asked to complete a questionnaire via the [eTenderwales Portal](#), during which they are asked if they would like to take part in a more detailed discussion or meeting.

N.B. Any unique operator-specific ideas / proposals that are considered to be commercially sensitive will be treated as confidential.

Key lines of enquiry

1. How interested are you in entering a process of competitive dialogue with Powys County Council
2. If you answered highly likely or likely to the previous question, what type of arrangement would you prefer?
3. In your opinion what do you think is the optimum term for the proposed contractual arrangement to deliver the redevelopment programme/services required?
4. What information do you require in order to price your tender?
5. What would you expect the council to contribute if working in partnership?
6. Would you prefer the development brief to cover the whole of Powys or specific geographic localities?
7. What do you consider would be the main challenges to your ability to help the council achieve its objectives and how could the council help overcome these?
8. Please describe below any innovative ideas or thoughts you have around the proposed partnership that you consider would provide Powys County Council with the optimum solution in terms of efficiency, value for money and high quality services for Powys citizens?
9. Do you think that replacement accommodation can be developed without the use of social housing grant? If so please provide examples of schemes where you have developed without the use of grant.
10. Powys has a high level of home-ownership. Have you experience of developing mixed tenure schemes? If so please provide examples and identify some of the key challenges that the development of mixed tenure development brings.