

EXECUTIVE MEMBER DECISION



REPORT OF: Executive Member for Adult Services and Prevention

LEAD OFFICERS: Director of Adults and Prevention (DASS)

DATE: 7th October 2019

PORTFOLIO/S AFFECTED: Adult Services and Prevention

WARD/S AFFECTED: Ewood

SUBJECT:
Albion Mill Development – Capital spending on the Intermediate Care facility within Albion Mill

1. EXECUTIVE SUMMARY

In June 2016 the Executive Board approved Adult Social Care to work with Verum Victum and Inclusion Housing, who were developing Albion Mill, a supported housing and extra care facility in Blackburn. The Albion Mill facility is currently under construction and will provide housing with care and support for adults. The Albion Mill development will also include an intermediate care facility which will comprise of 35 units for Intermediate Care accommodation across two floors of the building. The Intermediate Care facility will be developed in partnership and will be jointly funded by the Council and the NHS Clinical Commissioning Group (CCG).

The Intermediate Care facility service specification has been upgraded to include “step up” provision in addition to “step down” provision. In order to meet the requirements of the intermediate care facility additional works to the original building specification are needed to enable us to comply with Clinical and Infection Control requirements required by the CCG and for digital upgrades.

The additional works will be funded from the Disabled Facilities Grant scheme included within the pooled budget for Better Care Fund. Approval is required to add the Albion Mill Intermediate care works to the Council’s Capital Programme.

2. RECOMMENDATIONS

That the Executive Member:

1. Notes the contents of this report
2. Approves that the spend for Albion Mill Intermediate care facility is added to the Capital Programme, to be funded from the Disabled Facilities Grant scheme included within the pooled budget for Better Care Fund

3. BACKGROUND

The Executive Board approved the development of the Albion Mill facility in Blackburn in June 2016 (construction will be completed in Summer 2020). The development will provide housing with care

and support for adults comprising:

- 50 self-contained apartments
- 24 specialist apartments
- communal facilities
- 35 units of Intermediate Care jointly contracted and funded by the Council and the NHS (Blackburn with Darwen Clinical Commissioning Group(CCG)).

Intermediate Care is a multidisciplinary service that helps people to be as independent as possible. It provides support and rehabilitation to people at risk of hospital admission or who have been in hospital and are in the process of returning home. Following a period of illness or accident, it aims to support the transfer from hospital back into the community in a timely way and to prevent unnecessary admissions to hospital and residential care in the first place. Intermediate care provides a link between hospital and where people normally live, and between different areas of the health and social care system - community services, hospitals, GPs and social care.

Intermediate Care provides support to people who are ready to participate in active rehabilitation and are able to engage in the agreed programme with a view to returning to maximum independence for them. As a general rule, an intermediate care rehabilitation programme lasts for no longer than 6 weeks and can be for as little as 1 or 2 weeks.

The building was originally designed for traditional “step down” provision which enables people to be discharged safely and efficiently from hospital into rehabilitation. This is now extended to include the intermediate care facility which provides for both ‘step down’ and ‘step up’ provision. Step up provision being care which avoids admissions into hospital or short term care.

4. KEY ISSUES & RISKS

1 Building Specification upgrades

The Council and the CCG are enhancing the building specifications to meet more stringent clinical and infection control requirements after the building was commissioned. This will also allow for a change to the service specification to enable “step up” provision. Step up is for community based people who do not require acute care, to avoid hospital or short term care,

The facility will now be able to cater for the following step up and step down service users:

- Adults aged 18 years and over
- Are in an acute, but stable condition but not safe to be at home or transfer home from hospital yet and need help to regain independence
- Are at risk of hospital admission and need help to regain independence
- Are living at home and have increasing difficulty with daily life through illness or disability
- Have outstanding health needs that require 24-hour clinical care but do not need to be in an acute setting.
- Have been considered for a home based Intermediate Care service.
- Has the cognitive ability to benefit from a rehabilitative programme
- Individuals who lack capacity to agree to rehabilitation but would benefit from the program and are able to participate
- Have identified short term goals that can be delivered within a 3-week timescale with a maximum of 6 weeks

Capital monies will be required for the enhanced building specification.

2 Digital and IT infrastructure

The Intermediate Care provider will be expected to provide medical oversight for the people whilst they are in residence at the facility. Medical oversight and medical input will ensure treatable illness is not missed as well as maximising the overall delivery of rehabilitation and enablement. Upon acceptance into the facility, a full clinical assessment will be carried out to ensure needs can be met within 24 hours. The provider will have access to GP records and will be able to order and receive diagnostics and be able to update patient records throughout their stay and at discharge. The preferred system is EMIS and prior to becoming operational, all information agreements, licences IT infrastructure will need to be in place.

There will also be a need for access to Social Care records, BWD and NHS staff will be working from site. The technology at the site will need to allow for the sharing of electronic records.

State of the Art digital Assistive Technology and equipment will also be required to enable service users to maximise their independence and reduce staffing need.

Capital monies will be required to provide the IT infrastructure and equipment. To ensure a safe, reliable and properly maintained system which is essential for business continuity, the Council will be using a preferred provider for this service.

3 The Lease arrangement

The Albion Mill building is not owned by the Council and it will be signing up to a 20-year lease with the Developer, for the two floors which comprise the Intermediate Care Unit. As such capital monies rather than a grant to the developer will be required to upgrade the building specification for the Intermediate Care floors.

The development will be open in summer 2020. Given that the Agreement for Lease included a relatively bespoke fit out arrangement for the Council as part of its rent, the Council needs to ensure that the capital funding works do not reduce the Landlord's obligations in order to receive full value.

5. POLICY IMPLICATIONS

None

6. FINANCIAL IMPLICATIONS

Capital funding is available for these additional works for the Intermediate care unit from the Disabled Facilities Grant (DFG) which is a capital scheme within the Better Care Fund pooled budget between the Council and Blackburn with Darwen CCG. As the Council is the host of the Better Care Fund pool, the DFG allocation is managed through the Council's capital programme. In order to access these funds and approve spending, the additional works for Albion Mill Intermediate Care unit needs to be included in the Capital Programme

As part of the Better Care Fund pool the Disabled Facilities Grant can be used for wider social care capital projects. The allocation from DFG is a local decision to be considered as part of the Better Care Fund planning process which is managed by the BCF Joint Commissioning and Recommendations partnership group (JCRG). Discussions took place at the Albion Mill Steering Group and Joint Commissioning and Recommendations Group (JCRG) in December 2018 to approve this spend.

The additional works for the intermediate care facility are expected to cost under £250k though the final building specifications are still being determined with the developer. It is proposed to include the

additional works as a separate scheme within the Council's capital programme with a budget of £250k, in line with the agreement by JCRG.

7. LEGAL IMPLICATIONS

The Authority has signed an Agreement for Lease to take up a 20 year lease for the use of two floors of Block B Albion Mill for the use of Intermediate Care when construction has been completed and handover takes place. A considerable amount of work by Finance and Legal was undertaken to agree the final form of lease back in November 2017.

The Council are presently in a Procurement exercise for the award of the Intermediate Care Contract, and expect to award the Contract in January 2020.

8. RESOURCE IMPLICATIONS

All staffing resources will be met through existing resources in the Strategic Commissioning Team

9. EQUALITY AND HEALTH IMPLICATIONS

Please select one of the options below. Where appropriate please include the hyperlink to the EIA.

Option 1 Equality Impact Assessment (EIA) not required – the EIA checklist has been completed.

Option 2 In determining this matter the Executive Member needs to consider the EIA associated with this item in advance of making the decision. *(insert EIA link here)*

Option 3 In determining this matter the Executive Board Members need to consider the EIA associated with this item in advance of making the decision. *(insert EIA attachment)*

10. CONSULTATIONS

There has been extensive consultation with Adults Social Care and Health partners both at strategic and operational levels through Albion Mill Project Board meetings, JCRG, Intermediate Care Steering group meetings and Albion Mill Design and Construction meetings.

11. STATEMENT OF COMPLIANCE

The recommendations are made further to advice from the Monitoring Officer and the Section 151 Officer has confirmed that they do not incur unlawful expenditure. They are also compliant with equality legislation and an equality analysis and impact assessment has been considered. The recommendations reflect the core principles of good governance set out in the Council's Code of Corporate Governance.

12. DECLARATION OF INTEREST

All Declarations of Interest of any Executive Member consulted and note of any dispensation granted by the Chief Executive will be recorded and published if applicable.

VERSION: 2

CONTACT OFFICER: Katherine White

DATE:	7 October 2019
BACKGROUND PAPER:	