

<b>REPORT TITLE</b>	<i>Extra Care Housing Tender - Commission of Care and Support in Poppyfields</i>
<b>REPORT OF</b>	Director of Care and Health

**REPORT SUMMARY**

The purpose of the report is to update the committee on the award of the tender for the Care and Support service within the new Extra Care Housing Scheme, Poppyfields, which has been awarded to Provider F (see Appendix D).

This matter affects all wards within the Borough as placement can be made from anywhere in Wirral.

**RECOMMENDATION/S**

Adult Social Care and Health Committee are asked to agree the award of the Care and Support contract for Poppyfields Extra Care Housing Scheme to the Provider who is Provider F (see Appendix D).

## **SUPPORTING INFORMATION**

### **1.0 REASON/S FOR RECOMMENDATION/S**

- 1.1 The Procurement exercise has been completed on 10 December 2020 with the award being made to Provider F (see Appendix D).

### **2.0 OTHER OPTIONS CONSIDERED**

- 2.1 Officers have procured from the established Liverpool City Region (LCR) Flexible Purchasing system, as per current local agreements because this gives a wider choice of providers and has recently been through a regional procurement exercise to establish the framework.
- 2.2 Officers could have chosen to procure via a stand-alone procurement exercise or to tender from the Wirral only Care and Support Framework.

### **3.0 BACKGROUND INFORMATION**

- 3.1 The Wirral Plan: A 2020 Vision included a target of an additional 300 extra care units for older people and people with learning disabilities and/or autism, by 2020.
- 3.2 Extra Care Housing enables older people and people with a disability to live in a home of their own in a designated development, with 24-hour care and support services on site. People are enabled to live in their own accommodation with care on site for when they need to access it. Extra Care Housing will be increasingly used as an alternative to residential care.
- 3.3 Wirral currently have 250 units of Extra Care Housing accommodation in operation. This accommodation has been developed as an alternative to residential care and is a valued resource across the Borough.
- 3.4 Wirral Health and Care Commissioning are working jointly with developers and housing associations to develop Extra Care Housing schemes across the Borough to meet the future demand of Wirral's residents.
- 3.5 The Council's expectation is that any Provider of care and accommodation works to a nomination's agreement with the council so that placements can be prioritised based on local need.
- 3.6 A nomination agreement sets out an agreement to allocate properties to applicants whose details are supplied by another organisation, in this case Wirral Council. For these schemes, the Council, will be entitled to 100% nomination rights on the first let of a property and 100% nomination rights for subsequent re-letting of void properties.
- 3.7 The 24-hour provision of care and support for Extra Care Housing is commissioned by the Local Authority.

### **LCR Extra Care Housing Flexible Purchasing system**

- 3.8 In 2018/19 Knowsley, Sefton and Liverpool jointly procured a system to purchase care and support services in extra care housing. Commissioners agreed a single service specification and contract. Work continues on developing a joint performance framework, with a full set of metrics, whilst the framework was developed with commissioners from the Liverpool Tripartite agreement (Liverpool, Sefton and Knowsley), all six LCR authorities are named parties and therefore have the option to draw down services from the framework.

Wirral have called off this framework for the new development at Poppyfields. The procurement timescales are detailed below

<b>Week Commencing</b>	<b>Procurement Timescales</b>
20 November 2020	Window opens for mini competition
3 December 2020	Window closed
4 December 2020	Evaluations
14 December 2020	Clarification interviews
4 January 2021	Provisional Award made (pending decision at ASC&H Committee on 18 January 2021)
18 January 2021	ASC & Health Committee
25 January 2021	Award Made
25 January – 14 March 2021	Mobilisation
15 March 2021	Contract starts

- 3.9 The duration of the Contract is 5 Years, starting 15 March 2021, ending 14 March 2026].

Poppyfields has been built and is owned and managed separately through a landlord - Alpha Living. The scheme has 78 self-contained flats (one and two bedrooms).

- 3.10 The Care Provider is to ensure 24-hour background support is available in the scheme to all residents (Band 1). In addition to the 24-hour support, some residents will also receive additional support based on assessed level of need. These are categorised into 5 care bands as per below.

Band 1	Band 2	Band 3	Band 4	Band 5
Between 0 and ½ hour	Over ½ and up to 5 hours	Over 5 and up to 10 hours	Over 10 and up to 15 hours	Over 15 hours

- 3.11 The service will ensure that at all times at least one member of staff is on site, this will be kept under review dependant on the need of the tenants. This will include waking night staff, that will be required to carry out planned care tasks and respond to emergencies throughout the night.
- 3.12 The Council evaluated submissions on 100% quality, as the price is set from the framework and the Provider with the highest score will be the one who will be awarded.

7 Providers made applications, and these were evaluated week commencing 7 December 2020 by Wirral Health and Care Contracts and Commissioning officers supported by Corporate Procurement Team

- 3.13 The Council have requested that the Care Provider is to be at 50% staffing capacity on 15 March 2021, with 100% staffing within 8 weeks from 15 March 2021.

#### 4.0 FINANCIAL IMPLICATIONS

- 4.1 The Council is currently paying an in-year enhancement up to 31 March 2021 for Providers who are paying the real living wage, the incumbent Provider is currently paying the Real Living Wage (RLW).
- 4.2 Below is estimated costs for one year (based on this year's rate or £14.66 including the RLW). We can only estimate the spot hours based on filling the scheme on a 30% Low, 40% medium and 30% High care needs, the actuals may vary.

	Hours	Rate	21-22
Block costing	168	£14.66	£128,414.56
Spot hrs - 30% Low (23.4 units)	2.5	£14.66	£44,715.79
Spot hrs - 40% Med (31.2 units)	10	£14.66	£238,484.19
Spot hrs - 30% High (23.4 units)	15	£14.66	£268,294.71
			<b>£679,909.25</b>

The overall cost of the Contract for 5 years at the rate of £14.66 is **£3,399,546.25**

The existing rate for Provider's who do not pay the RLW is £13.60

Block costing	168	£13.60	£119,129.47
Spot hrs - 30% Low (23.4 units)	2.5	£13.60	£41,482.58
Spot hrs - 40% Med (31.2 units)	10	£13.60	£221,240.45
Spot hrs - 30% High (23.4 units)	15	£13.60	£248,895.50
S6420 R312 32354			<b>£630,748.01</b>

The overall cost of the Contract for 5 years at the rate of £13.60 is **£3,153,740.05**

- 4.3 The Council will in the final quarter of the financial year 2020/21 undertake its annual rate and fees negotiations and the final rate will be agreed at that point.
- 4.4 If the successful Provider does not commit to paying the RLW, they will not receive the enhanced rate once agreed by Committee.

## **5.0 LEGAL IMPLICATIONS**

- 5.1 The commission of the services detailed in this report will need to be undertaken in accordance with The Public Contract Regulations 2015 and the Council's Contract Procedure Rules. Using the framework detailed in this report will meet these requirements.

## **6.0 RESOURCE IMPLICATIONS: ICT, STAFFING AND ASSETS**

- 6.1 No implications arising directly from this Tender exercise

## **7.0 RELEVANT RISKS**

- 7.1 Mobilisation of the Care Provider in time for Poppyfields opening; therefore, awards will be provisionally made week commencing 4 January 2021, pending sign off by ASC and Health Committee on 18 January 2021.

## **8.0 ENGAGEMENT/CONSULTATION**

- 8.1 Alpha Living undertook engagement and consultations with the public and local residents before development begun.
- 8.2 A Presentation was published on the CHEST detailing the Scheme and key points in the specification along with Procurement timescales. This was available to Providers on the Flexible Purchasing System, for care and support in Extra Care Housing

## 9.0 EQUALITY IMPLICATIONS

- 9.1 Equality implications are embedded into the procurement and tender processes used as part of the application process and are taken into account when evaluating tender applications. Equalities implications are also part of the decision-making process when an award is made.

## 10.0 ENVIRONMENT AND CLIMATE IMPLICATIONS

- 10.1 Staff are situated on site, therefore low impact emissions as no travel is required.

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## APPENDICES

N/A

## BACKGROUND PAPERS

Appendix A –  
Individual Specification for Poppyfields - submitted on the CHEST 20 November 2020

Appendix B –  
LCR Specification for Care and Support within Extra Care Housing (FPS)

Appendix C –  
T&C's for the LCR Care and Support within Extra Care Housing

Appendix D –  
Provider information **(Commercially Sensitive for Legal Privilege Only) EXEMPT?**

## SUBJECT HISTORY (last 3 years)

Council Meeting	Date