

2 MARCH 2021

REPORT TITLE	<i>Extra Care Housing re-tender - Commission of Care and Support in 5 existing Extra Care Housing Schemes</i>
REPORT OF	Director of Care and Health

REPORT SUMMARY

The purpose of the report is to notify Committee of the re-tender of the Care and Support services within the following existing Extra Care Housing (ECH) schemes in Wirral, as the contracts were due to end 31 March 2021, to be extended until 1 June 2021.

1. **Harvest Court** - is on Harvest Lane, Moreton, Wirral. It is a 40-unit scheme with a mix of 1 and 2 bedroomed apartments. Harvest Court has an on-site restaurant open 6 days a week, hair salon open 2 days a week, small self-serve shop open 7 days, and a Day Centre on-site. The housing provider is Housing 21.
2. **Willow Bank Court** - is off Gorse Lane, Wallasey. It is a 92-unit scheme with mix of 51 1 and 2 bedroomed apartments, (20 of which are shared ownership) and 4, 1-2 bedroomed bungalows (21 of which are shared ownership). The scheme was purpose built for Extra Care in 2010 with a further 22 bungalows built in 2014. Wirral Council have 100% nomination rights for rental. The housing provider is Housing 21.
3. **Granville Court** - on Marshlands Road in a quiet cul-de-sac in the village of Wallasey. 34-unit scheme with a mix of 1 and 2 bedroomed apartments. This Extra Care setting was built in 2001. Offering a range of facilities – restaurant, hair salon and is local to public transport and amenities. There are two gardens and guest rooms on-site. The housing provider is Housing 21.
4. **Mendel Court** - is on New Chester Road in Bromborough, close to Bromborough Village. It is a 49-unit scheme, with a mix of 1 and 2 bedroomed flats. There is also a hair salon, guest room and restaurant on-site. The scheme was purpose built for Extra Care in 2011. The housing provider is Housing 21.
5. **Cherry Tree House** – is on Cherrytree Road, Moreton with 10 one-bed apartments, and is a dementia specific scheme. The housing provider is Liverpool Housing Trust.

At the point of going to Tender, all schemes are 100% occupied.

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

RECOMMENDATION/S

- That Committee agrees for the procurement process to take place for the Care and Support contract in each of the Extra Care Housing schemes listed above.
- That Committee gives delegated authority to the Director of Care and Health to award the tender to the successful bidder following the tender process.

SUPPORTING INFORMATION

1.0 REASON/S FOR RECOMMENDATION/S

- 1.1 For the care and support services to be provided to residents within the Extra Care Housing schemes.

2.0 OTHER OPTIONS CONSIDERED

- 2.1 Officers intend to procure the care provision from the established Liverpool City Region (LCR) Flexible Purchasing System, as per current regional agreements. This allows a wider choice of providers as the framework has recently been extended to attract service providers.
- 2.2 Offers could have chosen to do a standalone 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. Building on the strategic priorities within the Wirral Plan 2020, the Wirral Plan 2025 also outlines as part of the 'Active and Healthy Lives' theme, our ambition for 'happy, active and healthy lives where people are supported, protected and inspired to live independently.'
- 3.2 Extra Care Housing enables older people and people with a disability to live in a home on 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 already has 250 units of Extra Care Housing accommodation in operation (328 when Poppyfields goes live on 15 March 2021). This accommodation has been developed as an alternative to residential care and is a valued resource in 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 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.

Draft procurement timescales are detailed below: -

Week Commencing	Procurement Timescales
8 March 2021	Window opens for mini competition
28 March 2021	Window closed
29 March – 16 April 2021	Evaluations
May 2021	ASC&PH Committee notify of awards
May 2021	Award Made
June 2021	Contract starts

- 3.9 It is proposed the duration of the Contract is for 5 Years, starting 1 June 2021, ending 31 May 2026.
- 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 will evaluate submissions on 100% quality, as the price is set from the framework.

- 3.13 The Council is to advertise the schemes in one overarching commission with each scheme as a lot. Providers will be able to apply for one or more of them to a maximum of 3. This is to ensure a spread of risk across the market should any of the providers fail, and to ensure some equity within the care market to support sustainability.
- 3.14 All providers will be paid at agreed framework rates for Extra Care Housing.
- 3.15 Cherry Tree House will be procured on the LCR Supported Living Framework as this scheme is a Dementia specific scheme and attracts the Supported living framework rate.

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 (RLW), all the current providers within the schemes are paying the RLW.

4.2 Below, is the annual cost and overall cost of the contract for each individual scheme (based on this year's rate of £14.66 for Extra Care Housing including the RLW, and £16.76 for Supported Living based on the RLW): -

	Contract Value	
	Annual	5 years
Mendel Court	£321,793	£1,608,965
Granville Court	£284,450	£1,422,250
Harvest Court	£370,923	£1,854,615
Willow Bank	£424,779	£2,123,895
Cherry Tree House	£359,848	£1,799,240

- 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 for this Procurement exercise.

7.0 RELEVANT RISKS

7.1 Contracts will be in breach if the procurement exercise is not completed.

8.0 ENGAGEMENT/CONSULTATION

8.1 A presentation will be published on the CHEST, detailing all the schemes and key points in the specification along with Procurement timescales. This will be 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.

REPORT AUTHOR: *Jayne Marshall*
Lead Commissioner, Community Care Market
Wirral Health and Care Commissioning
Tel: 0151 666 4828
email: jaynemarshall@wirral.gov.uk

APPENDICES

N/A

BACKGROUND PAPERS

N/A

SUBJECT HISTORY (last 3 years)

Council Meeting	Date