

## Social and Health Care Overview and Scrutiny Committee

<b>Date of Meeting</b>	21 January 2021
<b>Report Subject</b>	Marleyfield House Residential Care Home Buckley
<b>Cabinet Member</b>	Cabinet Member for Social Services
<b>Report Author</b>	Chief Officer for Social Services
<b>Type of Report</b>	Operational Update

### **EXECUTIVE SUMMARY**

Marleyfield House, residential care home in Buckley was identified as a suitable site to develop and increase existing capacity by an additional thirty two beds therefore providing accommodation to support sixty four people in total.

The thirty two bed expansion at Marleyfield House in Buckley is currently under construction, with work on site beginning in April 2020. This project utilises funds from Flintshire's Capital Programme as well as two funding streams from Welsh Government, the Integrated Care Fund (ICF) and the Innovative Housing Programme (IHP).

The design demonstrates an innovative approach to supporting individuals in residential settings. It offers increased usable communal outdoor space and accessibility to support the well-being of residents. Each room will have personal outdoor space either through a balcony on the first floor or a patio on the ground. The plans allow increased operational functionality, a closer link with the existing facilities, and supports both recovery for short term residents and well-being for long term residents.

This paper gives an overview of progress to date on site and upcoming key milestones prior to its completion in the spring of 2021, including the delivery of the operating model of the home.

### **RECOMMENDATIONS**

1	Members note the progress made on the Marleyfield House Expansion Project as a strategic priority for Social Services.
2	Members note the key upcoming project activities including developing and implementing the operational model with the Health Board.

## REPORT DETAILS

<b>1.00</b>	<b>PROGRESS UPDATE FOR THE MARLEYFIELD HOUSE EXPANSION PROJECT</b>															
1.01	Following a 12 month Design and Planning phase, we entered into contract with construction firm Willmott Dixon to construct a 32 bed expansion at the Marleyfield House care home site in Buckley in March 2020. This project supports the councils plan to increase its in-house residential capacity and continue to deliver high quality care and will double the capacity of home. This expansion will also support additional Step Up Step Down bed capacity for use by Betsi Cadwaladr University Health Board (BCUHB)															
1.02	In partnership with BCUHB, the project utilises funds from the ICF to carry out construction. The project was also awarded £2.022million through the Innovative Housing Programme scheme (IHP) delivered by Welsh Government due to the impact the model of care the building will facilitate will have on the wellbeing of residents. The total cost of the project upon entering contract was £8.97 Million (See Table 1)															
1.03	<p><b>Table 1 – Costs of build, including oncosts</b></p> <table border="1"> <thead> <tr> <th>Item</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td><b>Willmott Dixon construction of extension (Stage 4 costs)</b></td> <td><b>£ 8,370,243.00</b></td> </tr> <tr> <td><b>Property and Design Consultancy (F.C.C.) - £160,000</b></td> <td><b>£ 250,500.00</b></td> </tr> <tr> <td><b>Project Management 2 years (Social Services) - £95,500</b></td> <td></td> </tr> <tr> <td><b>Flintshire County Council Contingency Budget</b></td> <td><b>£ 150,000.00</b></td> </tr> <tr> <td><b>Additional FF+E to be purchased by F.C.C. Budget</b></td> <td><b>£ 200,000.00</b></td> </tr> <tr> <td><b>Total</b></td> <td><b>£ 8,970,743.00</b></td> </tr> </tbody> </table>		Item	Cost	<b>Willmott Dixon construction of extension (Stage 4 costs)</b>	<b>£ 8,370,243.00</b>	<b>Property and Design Consultancy (F.C.C.) - £160,000</b>	<b>£ 250,500.00</b>	<b>Project Management 2 years (Social Services) - £95,500</b>		<b>Flintshire County Council Contingency Budget</b>	<b>£ 150,000.00</b>	<b>Additional FF+E to be purchased by F.C.C. Budget</b>	<b>£ 200,000.00</b>	<b>Total</b>	<b>£ 8,970,743.00</b>
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1.04	Groundworks began on Site in March 2020 immediately after entering into contract. The programme has maintained its focus and ambition in that the COVID-19 pandemic and subsequent national lockdown(s) did not, and has not to date, resulted in any delay in programme delivery on site. Safe on-site working practices adhering to Welsh Government guidelines have been followed throughout.															
1.05	Some unforeseen costs to the project including ‘soft spots’ discovered in initial groundworks and a critical upgrade to the existing nurse call systems to have the site fully functioning under one system have been carefully managed and the project still remains within budget.															
1.06	Work on site has developed at pace, and progress is substantial (please see Section 5.00 for recent photographs of the site.) The current estimated date to complete the build is the 21st of May 2021.															

1.06	<p>The new design demonstrates an innovative approach to supporting individuals in residential settings. The design is sympathetic to the topography of the site and allows for increased usable outdoor space and accessibility to support the well-being of residents. It allows increased operational functionality, a closer link with the existing facilities, and supports both recovery for short term residents and building in familiarity and open spaces to support future long term residents who may be living with memory loss and dementia.</p> <p>All rooms are orientated so that the views to the south are maximised for all residents' bedrooms with large amounts of glazing, supporting excellent levels of daylight. Each bedroom will also have access to outdoor space, a 'balcony area' for those on the top level, and access to the landscaped garden area for those on the ground floor. There are two lifts at either end of the building to reduce travel distance for staff to support operation. The build will include substantial improvements to the existing kitchen facilities and external landscape that will support the site as a whole.</p>
1.07	<p>In order to continue to deliver the high quality care that is already being delivered at Marleyfield House, we are working both internally and with BCUHB to develop a model that will support how individuals will access the short term beds in an efficient and effective way that will maximise reablement and recovery for residents on a short term basis.</p>
1.09	<p>Learning is being taken from Ty Treffynnon Care home to further strengthen this operational model. Ty Treffynnon has demonstrated that a new approach to support people to leave hospital in a timely manner and recover away from an acute hospital environment can have great benefits. These include reducing recovery time, increasing engagement with therapeutic and reablement services, and an increase in well-being.</p>
1.10	<p>Work will continue at pace in 2021 to ensure that there is sufficient staffing and robust processes and communication links in place to ensure that the operation of the expanded care home is a success.</p>

<b>2.00</b>	<b>RESOURCE IMPLICATIONS</b>
2.01	<p>This project will utilise Intermediate Care Funding approved by the Welsh Government, who have indicated very positive support for the project. Approval has been gained for contributions from Flintshire County Council Capital Programme over the next two years to further support the development. In addition, funding from the Welsh Government's Innovative Housing Programme has been awarded to the project.</p>
2.02	<p>Colleagues within Social Services, in close partnership with BCUHB, are currently developing the model of care that will be delivered on site upon completion. BCUHB are providing a revenue contribution which will support the operation of the building and are ensuring that appropriate health capacity is available to the building in order to manage the pull on resource, facilitating residents' wellbeing and recovery (if staying on a discharge to assess basis).</p>

2.03	To deliver this model of care we will be recruiting additional care support staff as well as restructuring the management model of the site now that it will be substantially larger. This work will be completed by May 2021 and it is expected that residents will first utilise the site in June 2021.
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<b>3.00</b>	<b>IMPACT ASSESSMENT AND RISK MANAGEMENT</b>
3.01	The home and the operational model within will have a great positive impact on residents and the wider community. There will also be a positive impact on acute hospital settings which will be able to discharge individuals who no longer require acute clinical input but would benefit from a period of assessment and rehabilitation in an environment that will actively support these aims.
3.02	The risks associated with admitting residents imposed by the Covid-19 pandemic will be closely monitored as the build progresses and a comprehensive risk analysis will be put in place to minimise risk of infection when additional beds are open for use in June 2021.
3.03	Workmen on site are adhering strictly to safety and sterilisation protocols on site, following closely the legislation implement by Welsh Government, ensuring social distancing and mask wearing to minimise risk of infection between workmen and the risk of infection to the home.
3.04	The project has a governance structure in place. Risks are managed by operational groups and escalated to the Project Board when required.

<b>4.00</b>	<b>CONSULTATIONS REQUIRED / CARRIED OUT</b>
4.01	N/A – Operational Update

<b>5.00</b>	<b>APPENDICES</b>
5.01	Site photograph (November 2020) – Progress to date
5.02	Site photograph (November 2020) – Sedum Roof
5.03	Site photograph (November 2020) – Bedroom

<b>6.00</b>	<b>LIST OF ACCESSIBLE BACKGROUND DOCUMENTS</b>
6.01	

<b>7.00</b>	<b>CONTACT OFFICER DETAILS</b>
7.01	<b>Contact Officer: Neil Ayling, Chief Officer, Social Services Telephone: 01352 702500</b>

E-mail: <a href="mailto:Neil.J.Ayling@flintshire.gov.uk">Neil.J.Ayling@flintshire.gov.uk</a>
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<b>8.00</b>	<b>GLOSSARY OF TERMS</b>
8.01	<b>ICF (Integrated Care Fund):</b> Welsh Assembly Government fund that helps health boards and social care partners in local authorities, housing and voluntary sectors to work together to support frail and older people, people with a learning disability, children with complex needs due to disability or illness and carers, including young carers.
8.02	<b>Discharge to Assess:</b> The ‘Discharge to Assess’ model is intended to ensure speedy discharge from hospital to home and to deliver assessment in the best place. People often function differently in their own home than in the hospital environment. The hospital environment is recognised as an institutional and alien setting that can disable people, limiting their opportunity to manage core activities of daily living independently. People are more relaxed in their own home, they know the environment well, are comfortable and the balance of power is more equal.
8.03	<b>Step-Up, Step-Down:</b> Step-Up, Step-Down provides short stay beds to support people coming out of hospital who are medically fit, but not yet ready to go home, and where a home care package is not yet in place. The beds are also used to help people in the community who become unwell avoid hospital admission and long-term placements.
8.04	<b>Willmott Dixon:</b> Willmott Dixon is a privately-owned contracting and interior fit-out group. Founded in 1852, it is family run and dedicated to leaving a positive legacy in our communities and environment.  Willmott Dixon are the assigned construction partner for the Marleyfield build project.