

# WEST DUNBARTONSHIRE COUNCIL

## Report by the Acting Director of Social Work Services

Health Improvement and Social Justice Partnership: 9 August 2006

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**Subject: Outline Specification for Care Home Tender**

### **1. Purpose**

- 1.1** This report seeks Partnership agreement to issue an invitation to tender using an outline specification to develop a more detailed specification for a new care home and sheltered housing development at the Vale of Leven Hospital site.

### **2. Background**

- 2.1** Earlier reports to the Partnership in October 2002, November 2003, February 2004, May 2005, February 2006 and May 2006 outlined the process by which the Council and its partners had invited expressions of interest and identified potential sites.
- 2.2** In October 2004 the Health Improvement and Social Justice Partnership agreed to work in partnership with Bield Housing Association as the preferred provider.
- 2.3** Progression of the development was delayed over difficulties about the acquisition of appropriate sites. Eventually a site in the grounds of the Vale of Leven Hospital, was identified and negotiations with the former NHS Argyll & Clyde Board, Bield Housing Association and Communities Scotland took place.
- 2.4** In November 2005 NHS Argyll and Clyde Board agreed in principle to lease the identified site for a care home to a provider for a reasonable fee based on a 125 year lease, and to use the District Valuer's valuation to determine the price of the land for sheltered housing.
- 2.5** In March 2006 negotiations with Bield Housing Association produced a final pricing structure for the care home, which was unaffordable to the Council.
- 2.6** The Vale of Leven site is still available under the same conditions, as NHS Glasgow and Clyde Board has agreed that the offer made by the previous Health Authority stands.
- 2.7** It is now considered appropriate to seek new partners for the care home and sheltered housing at the Vale of Leven site. The business case for the tender applying to the design and build alone or including the operation of the care services needs to be evaluated.

### **3. Main Issues**

- 3.1** Progress towards the development of the care home and sheltered housing at the Vale of Leven site has been protracted and hampered by issues of site availability and land disposal. Officers consider that the appropriate action now is to seek a new partner(s) for the design, build and operation of these establishments through the letting of an open tender.
- 3.2** Earlier reports to the Partnership in May 2005 and February 2006 identified the risk that elements of the existing care home provision in West Dunbartonshire do not meet the national standards that older people in West Dunbartonshire have a right to expect.
- 3.3** Within our capacity planning we have identified that, whilst we wish to reduce the number of older people accommodated in care homes, this must be done in a carefully managed way. The risk of sudden loss of capacity due to a failure to meet standards or market sustainability must be considered.
- 3.4** The proximity to other health related resources provides the site with an advantage as a location for a new build care home and sheltered housing. This proximity could also afford opportunities for future partnership developments with NHS Greater Glasgow & Clyde, such as access to specialist/consultant support and care and treatment for dementia sufferers.
- 3.5** The tendering process will run as a project using PRINCE2 methodology and as such will be managed by a project board comprising:-

Acting Director of Social Work Services  
Director of Community Health Partnership  
Manager of Resources (WDC)  
2 members of Partnership

### **4. Personnel Issues**

- 4.1** There are no direct personnel issues associated with the tender process.

### **5. Financial Implications**

- 5.1** At present there are no financial implications as we are interested at this stage in seeking potential partners.
- 5.2** However, in the longer term, assuming partners can be found to build and run the new provision, then it is expected that there will be revenue implications for the Council.
- 5.3** As noted in the attached specification it is expected that the Council would only buy residential care provision at the agreed CoSLA rates.

- 5.4** As noted elsewhere in this report the new provision will be part of the Council's overall strategy in providing an appropriate balance of care which meets, as far as possible, Care Commission standards.
- 5.5** As part of this process it is likely that the new provision will be used partly to reprovide residential care currently provided elsewhere by the Council at no additional cost.
- 5.6** It is possible that future assessed need for care home places will increase, potentially due to increased numbers of older people. However, due to the need to alter the balance of care provision it is not possible to estimate a cost associated to this new single provision – as there may be offsetting reductions in cost through any reprovision as noted at 5.5.
- 5.7** The Scottish Executive is providing additional resources to all local authorities in 2006/07 and 2007/08 and ongoing in future years, to assist with the expected costs associated with the ageing population. Such funding should be used to assist in the process of realigning the Council's core provision.
- 5.8** Further informaion on the costs of the new provision, how it fits into the changing balance of care and any financial implications will be reported to future meetings.

## **6. Conclusions**

- 6.1** The need for better 'fit for purpose' care home and sheltered housing facilities has been identified in West Dunbartonshire.
- 6.2** Any new provision must be designed to accommodate the needs of people with dementia.
- 6.3** In moving towards a more appropriate balance of care, this new development would improve the existing care home capacity whilst also addressing the need for more sheltered housing.

## **7. Recommendations**

- 7.1** The Partnership is asked to:
- (a) note the content of this report and Appendix 1.
  - (b) make comment to the Acting Director of Social Work Services and the Director of the Community Health Partnership.
  - (c) agree the development goes out to tender with a more detailed specification based on the outline specification at Appendix 1.

- (d) agree the compilation of the project board and make nomination of Partnership members.
- (e) instruct the Acting Director of Social Work Services to report the outcome of the Tendering Process.

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William W Clark  
Acting Director of Social Work Services

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Keith Redpath  
Director of Community Health Partnership

**Person to Contact:** Helen Watson, Joint Strategy Officer, 7 Bruce Street, Clydebank. Telephone 0141 951 6223; email [helen.watson@west-dunbarton.gov.uk](mailto:helen.watson@west-dunbarton.gov.uk)  
Max Agnew, Team Leader, Quality Assurance and Training, 7 Bruce Street, Clydebank; email [max.agnew@west-dunbarton.gov.uk](mailto:max.agnew@west-dunbarton.gov.uk)

**Background Papers:** Reports to Health Improvement Partnership –  
Long Term Services for Older People 8 October 2002  
Long Term Services for Older People 12 November 2003  
Capacity Planning 18 February 2004  
Capacity Planning 18 May 2005  
Capacity Planning 15 February 2006  
Long Term Care Provision 17 May 2006

**Wards Affected:** Ward 18, Alexandria