
INTERMEDIATE CARE SCHEME

1 SUMMARY

- 1.1 Members to consider proposals to work in partnership with the Primary Care Trust (PCT) to provide Intermediate Care facilities at Spa Court, Hockley.
- 1.2 Intermediate Care provides patients leaving care or hospital with the skills to return to independent living in their own homes.

2 INITIAL PROPOSAL

- 2.1 The initial proposal is to make use of the two "scheme managers" flats, which are available in Spa Court, Spa Road, Hockley. The two properties are two and three bed roomed and currently empty following the introduction of the new trial management regime. It would seem an ideal opportunity to undertake a trial of an intermediate care scheme.

3 ADMISSION CRITERIA

- 3.1 Inevitably there is a need for admission criteria. It is accepted that these may need amending in the future and are not "set in stone". Following discussions with the PCT they are proposing as follows:
 - The individual must be a current resident of Rochford District Council
 - The individual must be over 60 years of age
 - The individual must have potential for rehabilitation – The maximum stay for an individual will be eight weeks
 - The individual will be oriented in time, place and person most of the time
 - A GP/Consultant will have agreed the individual as medically stable
 - The individual will have needs that can be managed within intermediate care services
 - The individual should have an allocated care manager.

4 RENTS AND FINANCIAL IMPACT

- 4.1 Because of the experimental nature of these arrangements it is proposed that there will be a trial period of one year. If this trial period proves successful then Members will need to consider future agreements. This needs to be agreed between the parties involved.
- 4.2 The rents and service charges for 2003/04 would be:
 - Total rent for two properties at £120.13 x 52 weeks = £6,246.76 per annum

- Other charges including warden support, Careline, water rate and heating at £71.60 x 52 weeks = £3,723.20 per annum
- Council Tax £1,960.86 approx per annum for two flats
- Total cost to PCT excluding electricity costs would be £11,930.82 per annum

Note: The electricity charges would be paid separately to the supplier.

- 4.3 With the advent of Supporting People the Warden support service charges are likely to increase significantly for these specific placements. All the warden support services may be recoverable by the Primary Care Trust through Supporting People Grant. Further work needs to be undertaken to confirm whether this is possible.
- 4.4 The initial proposal is for the District Council to rent the two properties to the PCT who will let the properties rent free to individuals on a temporary basis (maximum 8 weeks). This has the effect of releasing a much needed hospital bed up to eight weeks earlier than anticipated.

5 ROLE OF THE SCHEME MANAGER

- 5.1 Spa Court has wardens who cover Spa Court as well as another sheltered scheme. It is proposed that the Scheme Manager will continue to deal with those individuals using the intermediate care properties like any other sheltered housing tenants. This will include doing normal morning calls, reporting repairs etc. and co-ordinating any enquiries to appropriate agencies i.e. Housing Management, Social Services and Health.
- 5.2 The Scheme Manager works 8.00am to 4.30pm five days a week covering Spa Court and another local scheme.
- 5.3 Liaison will also need to be undertaken between staff providing intermediate care and the Scheme Manager.
- 5.4 Individuals will be offered the opportunity to partake in social activities within the scheme like all other tenants. This is likely to require the Scheme Manager to liaise with health and social services staff.

6 ACCESS ARRANGEMENTS

- 6.1 Sheltered schemes have additional levels of security. This creates a challenge to be overcome for the intermediate care arrangements to work. All sheltered schemes have door entry systems with out of hour access being available via Central Control.
- 6.2 Scheme Managers are only allowed to use their master keys to access individuals properties with their express permission. The only exception to this is when they have serious concern for an individual's welfare. The proposal is to keep these arrangements the same. Staff providing intermediate care will

need to be aware of this. Individual tenants will be able to have additional keys to share with staff and/or relatives. It is important that all keys are recovered when an individual leaves, otherwise the lock may need to be changed. The Council does allow key boxes to be erected for those having difficulty arranging access for care staff. This may be a better option and one which might need to be explored with the PCT.

7 PUBLICITY

- 7.1 This new service has potential to provide a number of benefits for the agencies involved, but even more importantly it could provide a number of benefits to individuals using the services within the Rochford District area.
- 7.2 If this scheme does go ahead then it is likely that press releases will be produced. There is a need for the parties involved to agree whether these are to be joint or separate releases.

8 OUT OF HOURS

- 8.1 The out of hours call service will continue to be involved in the same way they would be with all sheltered tenants. Effectively they act as Scheme Manager when covering the scheme. There is, of course, a slight delay in attending a scheme but controllers would take any immediate action necessary. These costs are covered by one of the service charges.

9 FOLLOW-UP MEETINGS

- 9.1 Meetings will be held between the parties involved, at three months intervals to monitor progress.

10 BENEFITS TO THE PARTIES INVOLVED

10.1 Individuals Awaiting Hospital Discharge

- Earlier discharge will mean less chance of institutionalisation and risk of contracting illness
- Quicker recovery in health and hence the chance to return home quicker.
- More “personal” care, not normally available on a ward.

10.2 Health

- Reduced numbers of people having delayed discharge to care
- The reduced numbers will mean an impact on hospital waiting lists as beds will become available sooner.

10.3 Social Services

- If individuals are discharged from hospital at a more appropriate time they are less likely to need high levels of care. This may impact on the need for these individuals to move to take up places in residential care.

10.4 Rochford District Council

- More flats let hence more income to the Council
- Individuals may decide that sheltered housing is an option for them at that time or in the future.

All of the above should provide an overall benefit to people living within the District.

11 TIMING AND PROPOSED REFURBISHMENT

11.1 Members will recall that Spa Court is the next sheltered housing scheme earmarked in the Capital Programme for upgrading. The anticipated start date is late in this financial year. Adaptions to the existing warden flats to provide Intermediate Care units would cost around £9,400 for just one of the units and comprise a series of small adaptions (handrails etc) rather than major structural works. The other warden flat requires no adaption and will be used as office and sleep-over accommodation. Creation of the Intermediate Care units could, therefore be considered as part of the overall works, or in advance of them.

11.2 Expenditure would be neutralised by the receipt of rental income guaranteed by the PCT.

11.3 Although it would seem sensible to co-ordinate the conversion work with the refurbishment work, Members may wish to consider an early start on this project with its ensuing advantages both in terms of income generation and benefit to the community. Although the final results of the Frail Elderly Study and ensuing strategy are still awaited, the Head of Service has discussed the provision of Intermediate Care facilities with the Head of Housing, Health and Community Care, and the view is that this initiative should complement the service rather than conflict with it.

12 RECOMMENDATION

12.1 It is proposed that the Committee **RESOLVES**

- (1) That Members agree to the creation of two Intermediate Care Units from the former warden accommodation at Spa Court, Hockley.
- (2) That works for conversion proceed in advance of the major

refurbishment works and be met from additional rental income and the small balance from slippage in the 2003/04 HRA Capital Programme. (HRHM)

S J Clarkson

Head of Revenue and Housing Management

For further information please contact Steve Clarkson on:-

Tel:- 01702 546366 ext 3120

E-Mail:- steve.clarkson@rochford.gov.uk