



Ecclesfold Resource Centre for Older Persons

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Please Note : Information in this draft leaflet is based on best information available from a variety of sources as of April 2015.

1. Overview

Ecclesfold Resource Centre for Older Persons is located on Manchester Road, Chapel-En-Le-Frith, SK23 9TJ which is found in the High Peak district of Derbyshire.

Ecclesfold is a short term care unit which is situated within Ecclesfold Resource Centre. The short term care unit provides personal care and support for up to 6 people. 4 beds are respite beds and 2 are for people who have been discharged from hospital but need extra support before returning home. Although the short term care unit is independent from the resource centre, people can make use of the communal areas within the centre.

Ecclesfold is available to older people with dementia, physical and/or sensory needs, The property is set in the 'Capital of the Peak', close to bus routes and a train station. It is surrounded by beautiful peak district scenery with lovely walks close by. Ecclesfold Resource Centre is situated close to local shops and churches.

The latest CQC inspection report is dated 30th May 2014. Ecclesfold meets all the required standard outlined by the CQC.

High Peak occupies a north-western location in Derbyshire and stretches much of the length of the county. Its main towns are Buxton and Glossop. It borders Derbyshire Dales to the south east.

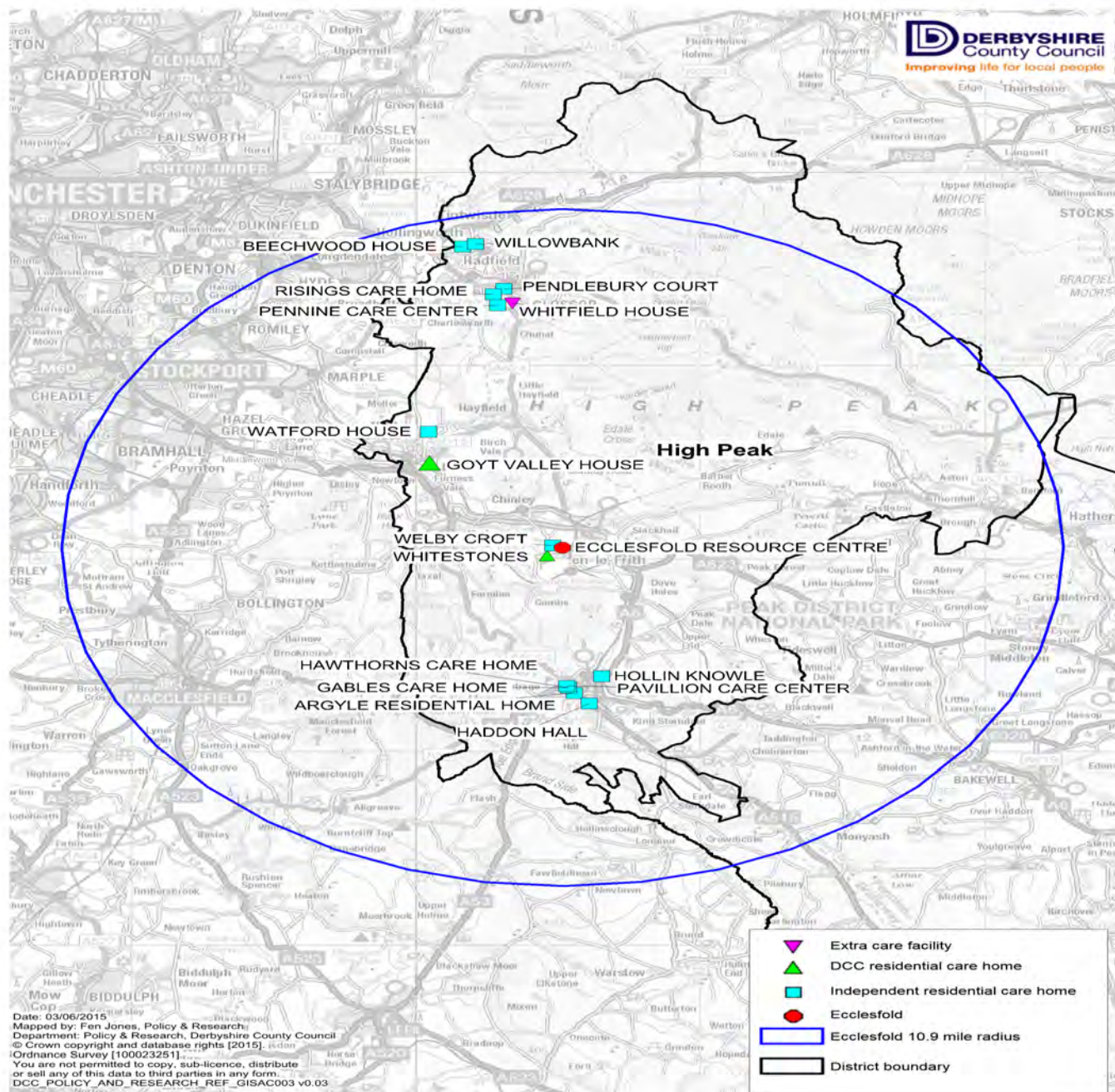
According to the 2013 mid-year population estimates from the ONS there are 91,111 people resident in High Peak, making it the third least populated of Derbyshire's districts. Over 17,000 (19%) are aged 65 or older. There are over 7,000 people who are aged 75 or older. 20% of the population are under 18 and the remaining 61% are aged between 18 & 64.

Key Points:

2,037 people provide 50 hours or more informal care each week.

Around 6,050 people aged 65 and over had social care needs.

There may be around 1,050 people over 65 with dementia.



2. Resident's Profile

Of the 96 residents that have used the facilities in 2014/2015, 93 have moved from within a 10.98 mile radius. The remaining 3 have moved within a 24 mile radius.

As of March 2015 occupancy level has been at 78%

Average occupancy for the year to date for Ecclesfold has been 80%.

3. Resource information - financial sustainability

The **current unit cost** for Eccles fold is £1753. The table below indicates home costs as of January 2015.

Ecclesfold	Budget	F/Cast	Over/(Under)
	£	£	£
Total staff costs	299,643	361,023	61,380
Food	7,077	1,317	(5,760)
Utilities	47,918	45,085	(2,833)
Other non staff costs	66,763	58,429	(8,334)
Total non staff costs	121,758	104,831	(16,927)
Income	0	(34,483)	(34,483)
Total costs	421,401	431,371	9,970
Occupied nights	1,971	1,688	-283
Staff cost per occupied night	£152.03	£213.90	£61.87
Food per occupied night	£3.59	£0.78	(£2.81)
Direct care recharge	-421401	-89681	331720
Total over/(under)spend	0	341690	341690

Operational budget information as of March 2015 shows that there is an expected over-spend of £379877.52

The **staff positions** within the home are set out below.

Position Name	Contract Type
Unit Manager	1 x Permanent full time
Deputy Unit Manager	4 x Permanent part time
Carers	11 x Permanent part time
Ancillary staff	10 x Permanent Part time

The **future maintenance liability** of the home has been assessed based on replacement costs over a fifty year period. This is a generic assessment undertaken by DCC Corporate Property Services. It converts the fifty year liability into a cost per m2 per annum in line with normal industry practice. The future maintenance liability cost for the home is £37.37 per m2.

4. Assessment of Property Performance

The **quality of the physical environment** has been evaluated against two main areas:

- Whether the home offers an attractive and pleasing area for service users and staff in terms of privacy, dignity, comfort, working conditions and signposting. It includes whether the home environment is adequately heated and ventilated, well lit, odour free and has acceptable noise levels. It looks at whether the internal and external environment is attractively designed in terms of good colour schemes, well furnished, enhanced by art and craft work, and with good use of planting and landscaping.
- The physical condition of the building, electrical, mechanical and fire safety elements of the home along with an assessment of the external area of the whole site.

Out of a potential 25 points available for the quality of the physical environment, 18.20 were allocated at the review undertaken in March 2015.

The **fitness for purpose of the building** evaluates how well the home uses internal spaces and how they relate to each other to support the activities that are undertaken in the home. It considers what support facilities are available, together with the location of the premises for the purpose of being a residential care home.

Out of a potential 30 points available for the functional suitability or fitness for purpose of the home, 22.38 were allocated at the review undertaken in March 2015.

5. Strategic position of the home within the local care market

The Care Quality Commission last inspected Eccles fold in May 2014 and reported:

We inspected the following standards as part of a routine inspection. This is what we found:

Consent to care and treatment	✓	Met this standard
Care and welfare of people who use services	✓	Met this standard
Management of medicines	✓	Met this standard
Supporting workers	✓	Met this standard
Assessing and monitoring the quality of service provision	✓	Met this standard

Not withstanding the quality of the care provision within Eccles fold there are two other DCC establishments with a 10.9 mile radius, Whitestones and Goyt Valley. Combined these other homes provide 71 beds. Average occupancy are Whitestones at 94% and Goyt Valley at 96%.

There are 8 independent residential homes within the catchment area of Eccles fold.. Combined these provide 213 beds, with an average bed vacancy for the past three months of 16 beds. Of the independent homes 50% require an additional top up on the DCC rate ranging from £15.00-£115.00.

As of March 2015, there are 16 beds available in the Independent home sector and 5 beds available in the DCC homes.

There is no known market intelligence to date of any new ventures within the Buxton area.

In summary, although Eccles fold provides a good quality residential short-term care home for older people over 65, it is positioned within an area where there is substantial residential provision within the care market with no identified shortages or capacity issues. It does not provide specialist services as set out in Derbyshire's strategic direction, for example long term beds for people with dementia and other complex needs.

6. Summary

A judgement about potential future investment in Eccles fold or recommendation to consult on the proposal to close Eccles fold is based on the following evaluation criteria scorings:

Criteria	Source of evidence	Outcome of evaluation
(1) The quality of the physical environment	From assessment of Property Services <ul style="list-style-type: none"> Quality Physical condition and fire safety Health and safety assessment 	18.20% out of 25%
(2) Financial sustainability of the home, including: <ul style="list-style-type: none"> Cost of maintaining the building to meet the needs of current residents and / or be adapted to meet the needs of people with dementia Cost of running the current service 	From conditions survey facets on: <ul style="list-style-type: none"> Future maintenance liability Operating costs against DCC benchmark average unit cost for homes for older people 	9.39% out of 45%
(3) The fitness for purpose of the building to meet the future service delivery model	From conditions survey facets on: <ul style="list-style-type: none"> Functional suitability Kings fund audit where required 	22.38% out of 30%
(4) Strategic position in relation to other current residential and extra care provision in the market.	Market Position Statement Older Persons Commissioning Strategy Brokerage Service	Although Ecclesfold provides a good quality residential care home for older people over 65, it is positioned within an area where there is substantial residential provision within the care market, with no identified shortages or capacity issues.

Property Performance (Criteria 1 - 3), undertaken by DCC Property Services, in line with nationally recognised best practice. Eight facets or areas of performance are assessed.

Recommendation:

The total rated score of Criteria 1 - 3 was 49.97 out of 100. This placed Eccles fold in the lowest third of homes. This score was considered together with Criteria 4, evaluation of the homes potential to deliver strategic benefits to the organisation. The recommendation is to consult on the proposed closure of Eccles fold Home for Older People within the resource centre.

* Disclaimer - Please Note : Information in this draft leaflet is based on best information available from a variety of sources as of April 2015.

