



# Red House Home 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

The Red House home for Older people is situated at 93 Sheffield Road, Stonegravels, Chesterfield, Derbyshire, S41 7JH

Chesterfield occupies a north eastern location in Derbyshire. It borders North East Derbyshire and Bolsover, by which it is surrounded.

Red House is a registered provider of living accommodation for people who require residential or personal care. Red House is available to clients aged over 65.

The property once belonged to Pearson's Pottery of Chesterfield. It was purchased in the 1960s and adapted to a residential home, including disabled toilets and bathrooms. It is on two floors and caters for 20 people, 18 of those are long term residents and two beds are available for short term care. A regular bus route operates into the market town of Chesterfield, famous for the Crooked Spire, which has markets Monday, Thursday, Friday and Saturday.

The latest CQC inspection report is dated 18<sup>th</sup> February 2014. Red House meets all the required standard outlined by the CQC.

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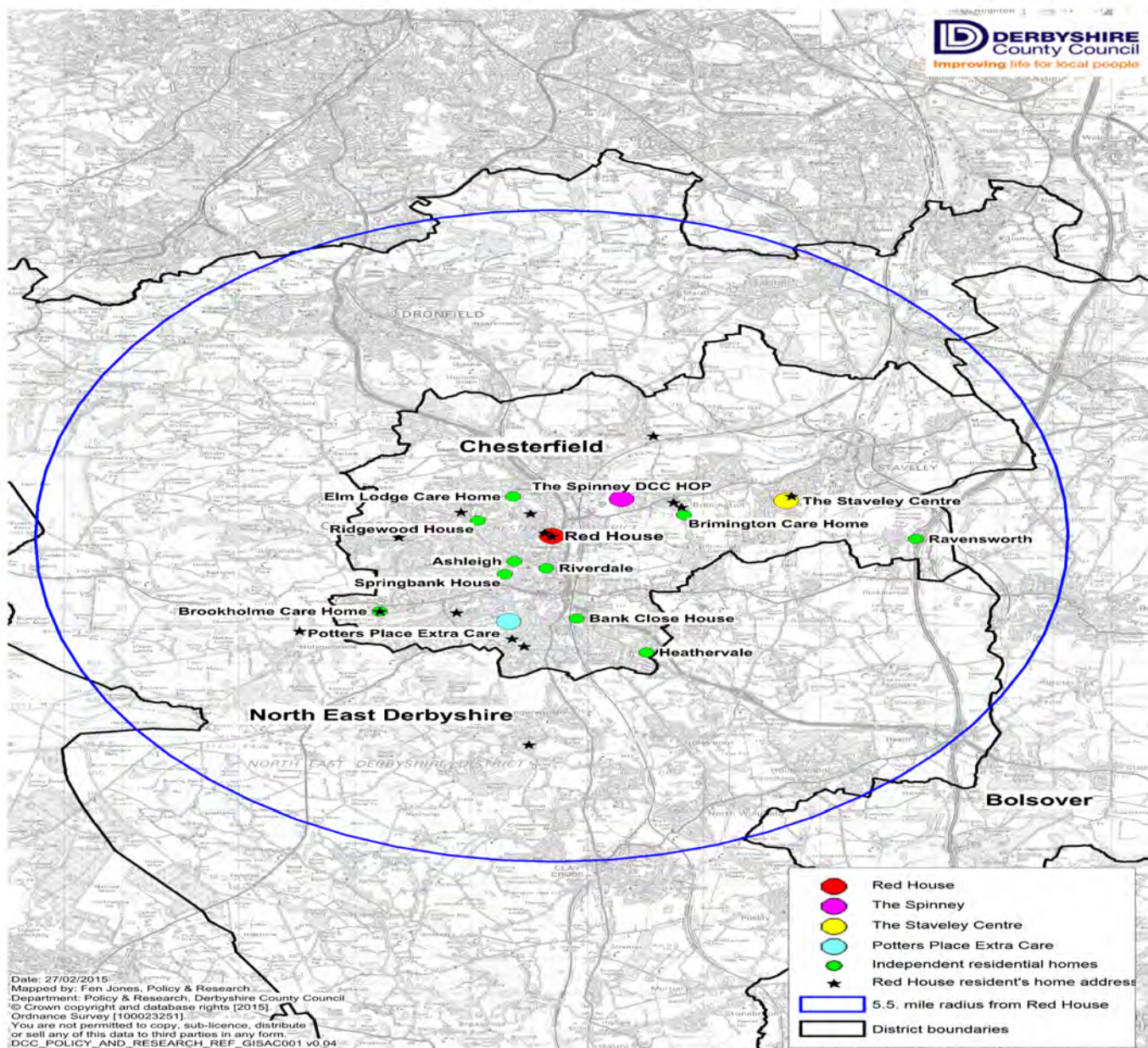
According to the 2013 mid-year population estimates from the ONS there are 104,030 people resident in Chesterfield, making it the third most populated of Derbyshire's districts. Over 20,400 (20%) are aged 65 or older. There are over 9,200 people who are aged 75 or older. 20% of the population are under 18 and the remaining 61% are aged between 18 & 64.

### Key Points:

3,358 people provide 50 hours or more informal care each week.

Around 9,180 people aged 65 and over had social care needs.

There may be over 1350 people over 65 with dementia.



## 2. Resident's Profile

Of the residents currently residing in the home, 15 (88.2%) have moved from within a 3.4 mile radius, whilst the other 2(11.8%) have moved from a 5.2 mile radius.

16 (94.4%) of residents have nominated next of kin within a 6 mile radius and 1 (5.6%) has a nominated next of kin within 84 mile radius.

As of March 2014 the occupancy level for long term residents is at 86% and at 153% for short term resident. The average days in care at Red House for the residents is 1,045 with the current age ranging from 75 to 102.

Average occupancy for the year end for Red House has been 90% for long term and 108% for short term (some long term beds are used for short term breaks when there is a vacancy). There is an overall occupancy usage of 92%.

### 3. Resource Information

The **current unit cost** is £616.68, which is the 3rd highest of the 22 DCC Homes for Older People. The table below indicates home costs as of January 2015.

Red House	Budget	F/Cast	Over/(Under)
	£	£	£
<b>Total staff costs</b>	<b>462,991</b>	<b>517,042</b>	54,051
Food	18,941	23,285	4,344
Utilities	21,255	23,019	1,764
Other non staff costs	32,545	33,064	519
<b>Total non staff costs</b>	<b>72,741</b>	<b>79,368</b>	<b>6,627</b>
<b>Income</b>	<b>0</b>	<b>(331)</b>	(331)
<b>Total costs</b>	<b>535,732</b>	<b>596,079</b>	<b>60,347</b>
Occupied nights	7,300	6,706	-594
Staff cost per occupied night	£63.42	£77.10	£13.68
Food per occupied night	£2.59	£3.47	£0.88
Direct care recharge	(535,732)	(404,272)	131,460
Total over/(under)spend	0	191,807	191,807

**Operational budget** information as of March 2015 shows that there is an expected over-spend of £159623.61.

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

Position Name	Contract Type
Unit Manager	1 x Permanent full time
Deputy Unit Manager	3 x Permanent part time
Carers	13 x Permanent part time
Ancillary staff	6 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, which converts the fifty year liability into a cost per m2 per annum in line with industry normal practice. The future maintenance liability cost for the home is £37.66 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, 11.17 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, 14.21 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 Red House in February 2014 and reported:

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

<b>Consent to care and treatment</b>	✓	Met this standard
<b>Care and welfare of people who use services</b>	✓	Met this standard
<b>Meeting nutritional needs</b>	✓	Met this standard
<b>Management of medicines</b>	✓	Met this standard
<b>Supporting workers</b>	✓	Met this standard

Notwithstanding the quality of the care provision within Red House there are two other DCC establishments with a 3.3 mile radius, The Spinney and Staveley Community Care Centre. Combined these provide 69 beds.

There is also an Extra Care Housing scheme, Potters Place which consists of 55, two bedroom apartments that have on site 24/7 care staff.

There are 12 independent residential homes within the catchment area (5.5 mile radius) of Red House, combined these provide 369 beds, with an average bed vacancy of 29. Of the independent homes 47% require an additional top up on the DCC rate ranging from £9.10 - £114

As of March 2015, there are 29 beds available in the independent home sector and four beds available in the DCC homes.

There is no known market intelligence to date of any new ventures within the radius of Red House, Chesterfield.

In summary, although Red House 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. 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 Red House or recommendation to consult on the proposal to close the home 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"> <li>Quality</li> <li>Physical condition and fire safety</li> <li>Health and safety assessment</li> </ul>	11.17% out of 25%
(2) Financial sustainability of the home Including: <ul style="list-style-type: none"> <li>Cost of maintaining the building to meet the needs of current residents and / or be adapted to meet the needs of people with dementia</li> <li>Cost of running the current service</li> </ul>	From conditions survey facets on: <ul style="list-style-type: none"> <li>Future maintenance liability</li> <li>Operating costs against DCC benchmark average unit cost for homes for older people</li> </ul>	12.35% 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"> <li>Functional suitability</li> <li>Kings fund audit</li> </ul>	14.21% 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 Red House 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 out of 100 was 37.72%. This placed Red House 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 Red House Home for Older People.

