



The Glebe 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 Glebe home for Older people is situated at Church Street, Alfreton, DE55 7AH. This is part of the Amber Valley district of Derbyshire.

The Glebe is a registered provider of living accommodation for people who require personal care. The Glebe is situated in the centre of the busy market town of Alfreton, close to local shops, facilities and public transport. It provides 24 hour personal care and accommodation for 32 older people. All accommodation for residents is in ground floor, single rooms. Everything at The Glebe is driven by the needs, abilities and aspirations of their clients as far as is practicable. They are committed to the principle of consultation and full involvement of clients (or their representatives) at all stages.

The Glebe is available to older adults aged over 65. The property is set in extensive private grounds, close to Alfreton town centre. Alfreton Park and leisure centre are close by. The market town has a variety of shops, with good public transport links and a train station.

The latest CQC inspection report is dated 18th June 2014. The Glebe meets all the required standard outlined by the CQC.

Amber Valley occupies a central and eastern location in Derbyshire. Its main towns are Alfreton, Belper, Heanor and Ripley. It borders Derby City to the south west.

According to the 2013 mid-year population estimates from the ONS there are 123,498 people resident in Amber Valley, making it the most populated of Derbyshire's districts. Over 25,000 (20%) are aged 65 or older. There are over 10,700 people who are aged 75 or older. 20% of the population are under 18 and the remaining 61% are aged between 18 & 64.

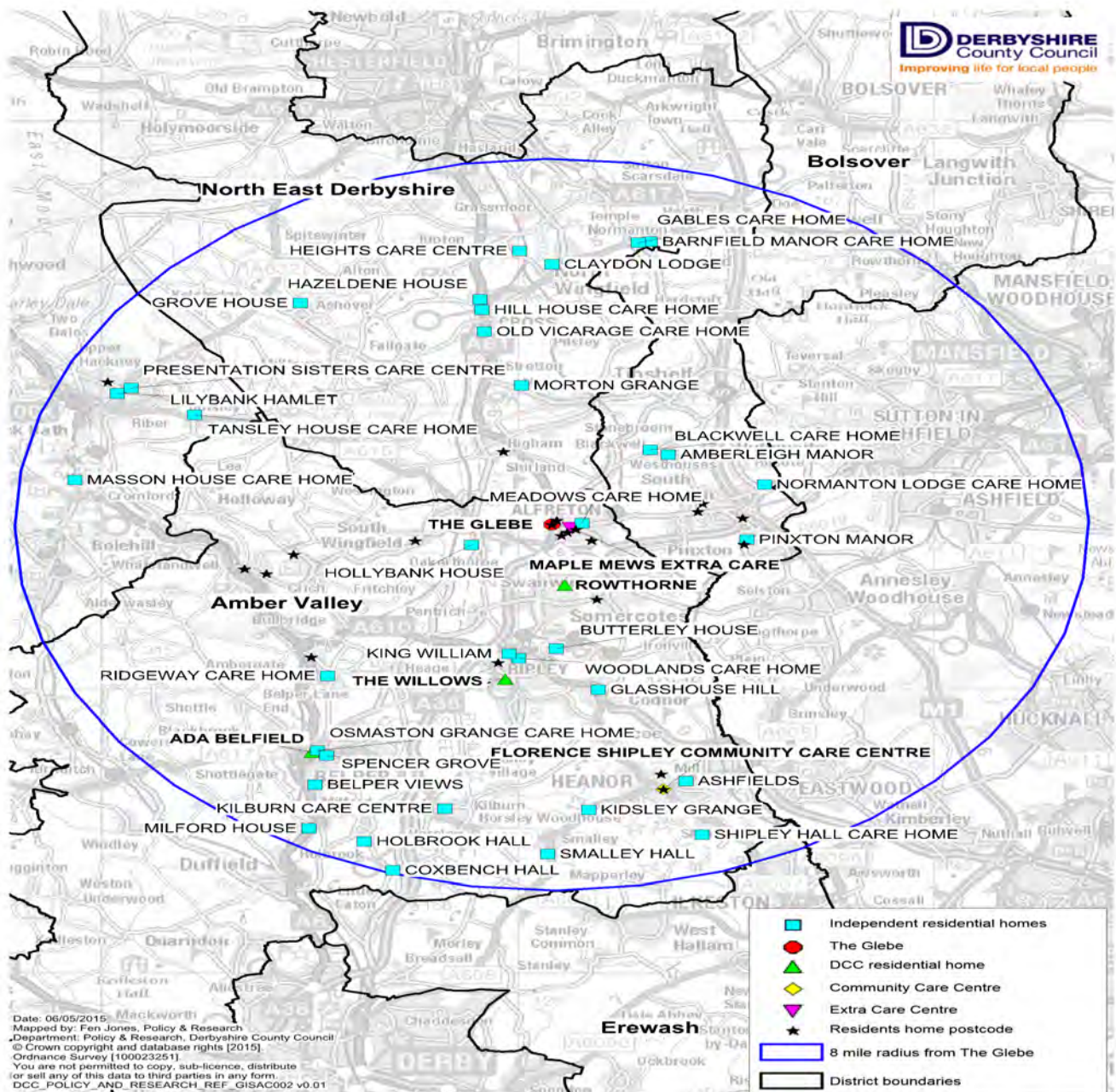
The 2011 census showed that 96% of the population are from a White British ethnic background. Around 4,300 people (4%) are from an ethnic minority, as illustrated in Figure 1: The largest single ethnic minority group are from a White Other background.

Key Points:

3,312 people provide 50 hours or more informal care each week.

Over 9,800 people aged 65 and over had social care needs.

There may be over 1580 people over 65 with dementia.



2. Resident's Profile

Of the residents currently residing in the home, 23 (92%) have moved from within a 8 mile radius, the other 2 (8%) residents have moved from within a 20 mile radius.

Of the nominated next of kin, all but 1 live within an 8.5 mile radius.

As of March 2015 occupancy level for long term residents is at 81% and at 63% for short term resident (some long term beds are used for short term breaks when there is a vacancy). The average days in care at The Glebe for the residents is 601 with the current age ranging from 64 to 97.

Average occupancy for the year to date for The Glebe has been 85% for long term and 96% for short term; this has an overall occupancy usage of 86%.

3. Resource information - financial sustainability

The **current unit cost** for The Glebe is £595.52, which is the 6th highest of the 24 DCC Homes for Older People. The table below indicates home costs as of January 2015.

The Glebe	Budget	F/Cast	Over/(Under)
	£	£	£
Total staff costs	550,296	596,268	45,972
Food	38,276	29,618	(8,658)
Utilities	32,633	30,096	(2,537)
Other non staff costs	49,094	47,852	(1,242)
Total non staff costs	120,003	107,766	(12,437)
Income	0	(306)	(306)
Total costs	670,299	703,932	33,229
Occupied nights	11,680	7,788	-3,892
Staff cost per occupied night	£47.11	£76.57	£29.45
Food per occupied night	£3.28	£3.80	£0.53
Direct care recharge	(670,299)	(485,893)	184,406
Total over/(under)spend	0	257,620	217,635

Operational budget information as of March 2015 shows that there is an expected over-spend of £168185.68

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

Position Name	Contract Type
Unit Manager	1 x Permanent full time
Deputy Unit Manager	5 x Permanent part time
Carers	23 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 £37.88 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, 19.16 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, 23.69 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 The Glebe in June 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
Cleanliness and infection control	✓	Met this standard
Management of medicines	✓	Met this standard
Safety and suitability of premises	✓	Met this standard
Assessing and monitoring the quality of service provision	✓	Met this standard
Records	✓	Met this standard

Notwithstanding the quality of the care provision within The Glebe there are four other DCC establishments with a 8.2 mile radius, Ada Belfield, Rowthorne, The Willows and Holmlea. In addition there is Florence Shipley Community Care Centre. Combined these other homes provide 157 beds.

There is also an Extra Care Housing scheme, Maple Mews, which consists of 55, two bed-room apartments that have on site 24/7 care staff.

There are 16 independent residential homes within the catchment area of The Glebe. Combined these provide 458 beds, with an average bed vacancy for the past three months of 30 beds. Of the independent homes all but 2 require an additional top up on the DCC rate ranging from £10.00-£50.00.

As of March 2015, there are 30 beds available in the Independent home sector and 37 beds available in the DCC homes.

There is no known market intelligence to date of any new ventures within the radius of Alfreton.

In summary, although The Glebe 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 The Glebe or recommendation to consult on the proposal to close The Glebe 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 	19.16% 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 	24.32% 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 	23.69% 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 The Glebe 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 67.16 out of 100. This placed The Glebe 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 The Glebe Home for Older People.

