



The Willows 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 Willows Home for Older People is situated at Field Terrace, Ripley, DE5 3HF. This is part of the Amber Valley district of Derbyshire.

The Willows is a registered provider of living accommodation for people who require personal or nursing care. It has 20 beds which consist of 18 long-term and 2 short-term beds. The Willows is available to older clients aged over 65 including those with physical and sensory needs. The property is set in private extensive gardens close to Ripley town centre, the local park and amenities such as a GP surgeries. The Willows provides a range of health and social care support in partnership with other agencies. They also provide a regular programme of social activities, hobbies and leisure interests.

The Willows supports people to keep local links, to participate as a citizen of the wider community, and to have emotional and social needs accepted and respected. The home has procedures in place to safeguard clients, with accessible and open procedures for addressing any suggestions or concerns raised by clients or their representatives.

The latest CQC inspection report is dated 26th July 2013. The Willows 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.

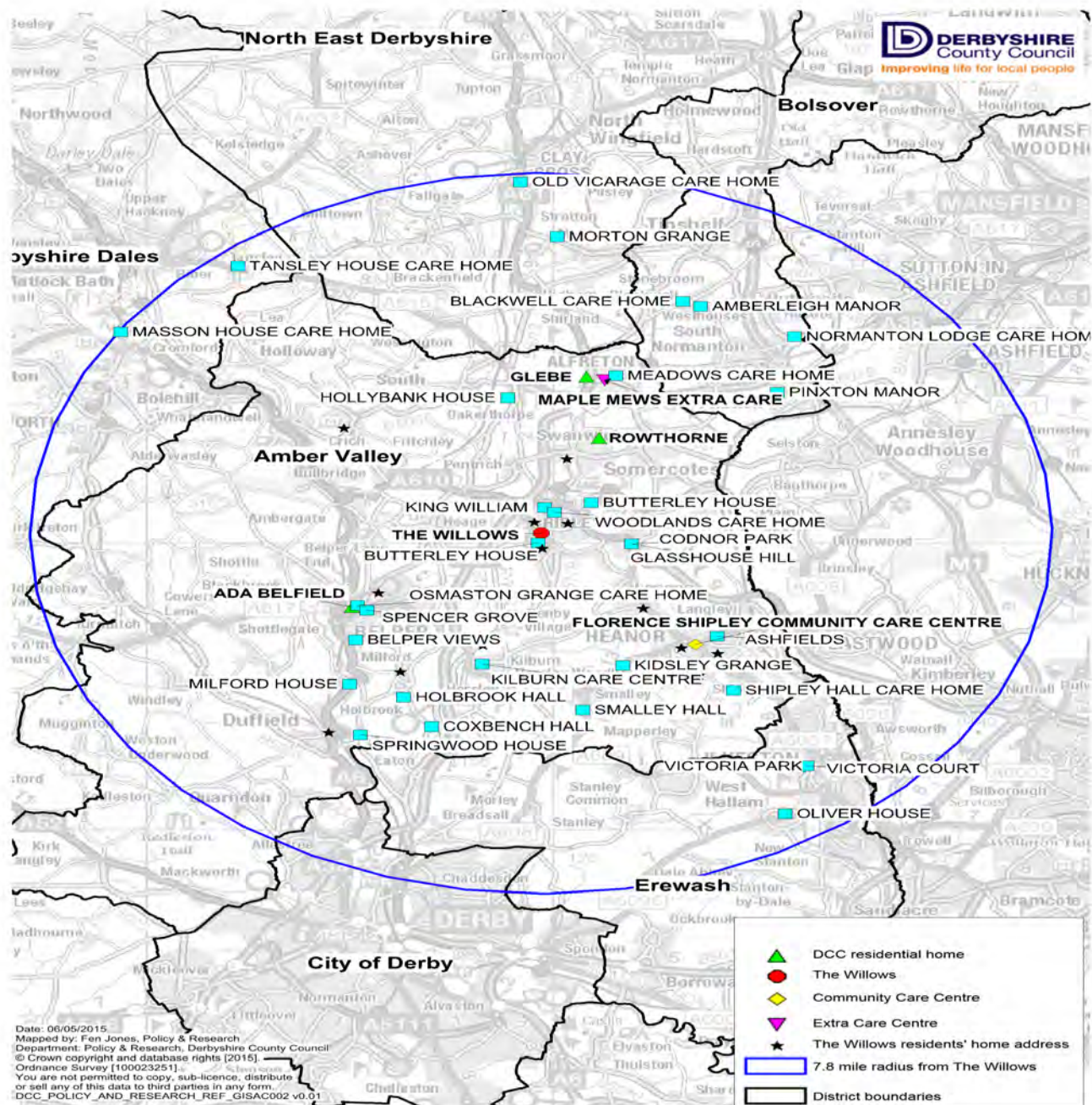
The 2011 census showed that 96% of the population are from a White British ethnic background. Around 4,300 people (4%) are from an ethnic minority, as illustrated in Figure 1: The largest single ethnic minority group are from a White Other background.

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, all have moved from within a 7.8 mile radius.

All of the nominated next of kin for the residents are within a 12 mile radius.

As of March 2015 occupancy level for residents was at 83% for Long term and 121% for short term beds. The average days in care at The Willows for the residents is 569 with the current age ranging from 77 to 101.

Average occupancy for the year 2014-2015 has been 82% for long term and 76% for short term; this has an overall occupancy usage of 81%.

3. Resource Information - financial sustainability

The **current unit cost** is £668.99, which is the 2nd highest of the 22 DCC Homes for Older People. The table below indicates home costs as of January 2015.

The Willows	Budget	F/Cast	Over/(Under)
	£	£	£
Total staff costs	467,544	496,180	28,636
Food	21,731	23,819	2,088
Utilities	26,458	26,200	(258)
Other non staff costs	29,313	31,824	2,510
Total non staff costs	77,502	84,040	4,340
Income	0	(1,098)	(1,098)
Total costs	545,046	589,717	31,878
Occupied nights	7,300	6,054	-1,246
Staff cost per occupied night	£64.05	£81.96	£17.91
Food per occupied night	£2.98	£3.93	£0.96
Direct care recharge	(545,046)	(364,986)	180,060
Total over/(under)spend	0	238,036	211,938

Operational budget information as of March 2015 shows that there is an expected over-spend of £184551.28

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	14 x Permanent Part time
Ancillary staff	7 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 normal industry practice. The future maintenance liability cost for the home is £36.01 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, 11.24 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, 19.54 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 home in July 2013 and reported:

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

Respecting and involving people who use services	✓	Met this standard
Care and welfare of people who use services	✓	Met this standard
Safeguarding people who use services from abuse	✓	Met this standard
Staffing	✓	Met this standard
Supporting workers	✓	Met this standard
Records	✓	Met this standard

Notwithstanding the quality of the care provision within The Willows, there are 4 other DCC establishments with a 7.8 mile radius, The Glebe, Rowthorne, Ada Belfield and Hazelwood. In addition there is Florence Shipley Community Care Centre. Combined these provide 159 beds.

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

There are 18 independent residential homes within the residential catchment area (7.8 mile radius) of The Willows. Combined these provide 510 beds, with an average bed vacancy for the past three months of 31. Of the independent homes 70% require an additional top up on the DCC rate ranging from £30.00 - £60.00.

As of March 2015, there are 31 beds available in the Independent home sector and 43 beds available in the DCC homes.

There is no known market intelligence to date of any new ventures in Ripley.

In summary, although The Willows 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 or other complex needs.

6. Summary

A judgement about potential future investment in The Willows or recommendation to consult on the proposal to close the home is to be 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 	11.24% 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 	12.60% 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 	19.54% 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 Willows 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 43.37%. This placed The Willows 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 Willows Home for Older People.

