



Cabinet Meeting

22 January 2014

Report title	Warstones Community Service Hub	
Decision designation	AMBER	
Cabinet member with lead responsibility	Councillor Elias Mattu Leisure and Communities	
Key decision	Yes	
In forward plan	Yes	
Wards affected	All	
Accountable director	Sarah Norman, Community	
Originating service	Commissioning	
Accountable employee(s)	Steve Brotherton	Head Of Commissioning
	Tel	01902 555318
	Email	Steve.brotherton@wolverhampton.gov.uk
	Helen Rowney	Commissioning Officer
	Tel	01902 555495
	Email	Helen.rowney@wolverhampton.gov.uk
Report to be/had been considered by	Budget Working Party Capital Programme	6 January 2014 20 January 2014

Recommendation(s) for decision:

The Cabinet is recommended to:

1. Approve the continuation of formal negotiations with the Clinical Commissioning Group (CCG) to provide up to 26 step-down beds within Warstones Community Service Hub (section 4.0).
2. Endorse for the decision of the CCG Governing Board to go out to tender for intermediate care services.

3. Approve the continued development of a formal business case/plan with detailed cost and benefits analysis on the requirements of the CCG and the outcomes of the community stakeholder engagement process.
4. Receive a further report in Spring 2014 on the outcomes of the discussions on the proposal and the completed business case/plan
5. Note that in the spring 2014 report it will be recommended that authority be delegated to the Cabinet Member for Leisure and Communities in consultation with the Assistant Director for Older People and Personalisation to approve the final arrangements.

1.0 Purpose

- 1.1 To present the results of the Warstones community service hub joint community engagement process

2.0 Background

- 2.1 On the 20 February 2013, Cabinet received the results of a three months formal consultation process and approved the following recommendations in relation to Warstones resource centre:
1. That the services be decommissioned and relocated to existing in-house services for older people;
 2. That a further three month consultation on proposals for transforming Warstones resource centre into a community service hub be undertaken during the Autumn/Winter of 2013 with a report back to Cabinet scheduled in January 2014.
- 2.2 The delay in starting the stakeholder engagement process was granted because a new Programme Manager was to be appointed in April 2013 to lead the delivery of the Community Hubs and it would fall to this person to also lead the community service hub workstream, and priority should initially be given to the Community Hubs (Chubs).
- 2.3 Nevertheless, work started soon after the appointment of the CHubs Programme Manager on developing a vision for Warstones following the decommissioning of the existing in-house older people services.
- 2.4 In July 2013 the Wolverhampton Clinical Commissioning Group (CCG) – an organisation that had been formed in April 2013 – expressed an interest in opening up informal exploratory discussions to examine options for making use of Warstones as a facility to help improve services for the people of Wolverhampton and support them to remain independent for as long as possible.
- 2.5 Throughout the summer, discussions turned into a vision for developing a community service hub alongside a CCG-commissioned service to offer around 26 intermediate care beds. Although the CCG are still to determine their service specification, it is thought that the facility is likely to provide medical treatment, nursing care, administering medication, etc. It will also have a direct route back into the hospital if a patient's condition deteriorates.

3.0 Community stakeholder engagement process

- 3.1 Consequently, a community stakeholder engagement process was developed along with three 'indicative' proposals for the community service hub. As scheduled, the joint engagement process was undertaken over a three month period, commencing on Monday 16th September 2013 and ending on Monday 6 December 2013. This was a comprehensive community stakeholder engagement process involving the public,

National Health Service (NHS), Police as well as Councillors. In total, 63 people participated in the engagement process.

3.2 The headlines from the joint engagement process are:

- This was a ‘golden opportunity for more joint working’
- The Chair of the Penn and Merry Hill Local Neighbourhood Partnership was very supportive of the proposals as it would keep the building open for use by the local community and give increased facilities and activities
- There was support for the proposed plans that incorporated a cafeteria area as that could be used by the local community, users of the service hub and drop in service users
- It was thought that people using the bed based services could also benefit from the range of activities and services in the centre, which in turn could lead to increased use of the activities groups.
- The proposal for including bed based services was seen as a real asset for the city
- The CCG involvement was seen as very positive and people welcomed the idea of more joined up working between health and social care.
- Having an information portal in the building and the opportunity for face to face meetings with the care and assessment team were welcomed and thought to be very helpful to the local community and the South West area of the city.
- A proposal for the local Police to have a presence in the community service hub was again seen as a very positive move for the area and participants were keen to see that confirmed

3.3 A full copy of the reports are available from: Rose Powell, Participation Officer for Older People on 555494 or by visiting the current consultations pages on the council website: www.wolverhampton.gov.uk/consultations

3.4 The proposal has identified a number of different services that could be co-located within the Warstones site, namely:

- Wolverhampton CCG – to use the bed-based service as a city-wide step-down “intermediate care” facility
- The relocation of Warstones library
- Community drop-in services
- Third-party not-for-profit organisations
- Relocation of South West Assessment and Care Management Team

3.5 Concern was raised throughout the consultation about the adequacy of the parking facilities and the need for more public transport routes to ensure that people from other parts of the Warstones/Penn area could continue to use the library facilities. Concern

was also raised about size of the proposed site for the library since it was generally thought that this would result in a reduction from the current size of library at Warstones.

- 3.6 In relation to where concerns have been raised during the joint engagement process, in reference to the car parking facilities, size of the library and transport routes, all of these have been noted and will be considered as part of the further detailed analysis in the next phase of the programme.

4.0 Clinical Commissioning Group

- 4.1 The community stakeholder engagement process has focused on the possibility that the Council will enter into a partnership agreement with the CCG for the latter to offer intermediate care facilities. It is envisaged that this will offer around 26 intermediate care beds.
- 4.2 However, in order to facilitate this arrangement, officers from both organisations will finalise the work on the various options and present these back to Cabinet in spring 2014. This paper will provide detailed recommendations based on evidence to proceed, or alternatively offer a range of fully considered and financially worked-out alternative options for the site at Warstones.
- 4.3 Informal exploratory discussions have been on-going with the CCG since July 2013. They have now indicated their willingness to formalise the discussions and have had approval from their Governing Board to proceed and go out to tender for the delivery of intermediate care services. In going out to tender for service delivery, the CCG are committing themselves as far as they can without the Council yet having had the opportunity to fully validate associated costs, secure funds and therefore guarantee access by the CCG to Warstones.
- 4.4 Council employees have now reached the point where they believe they need to seek the approval from Cabinet to enter more formal negotiations with the CCG. This will include negotiating funding agreements around financial contributions, developing and agreeing robust financial planning and control protocols, developing management agreements and length of terms of such agreements, agreeing and committing to building requirements, etc. Authority will be delegated to the Cabinet Member for Leisure and Communities in consultation with the Assistant Director for Older People and Personalisation to approve these arrangements.

5.0 Financial Business Case – the next steps

- 5.1 Approval is now requested for time to develop a detailed business case based on the requirements of the CCG and the outcomes from the community stakeholder engagement process. This includes identifying and confirming associated costs, exploration of sources of finance, any costs associated with accessing these costs and how these costs will be reclaimed and contribute to on-going running costs. The results of these discussions and the business case should be completed so that they can be shared with Cabinet during spring 2014 in the form of another paper.

- 5.2 This timetable will allow time to give proper consideration to how Warstones community service hub can benefit from the accessing Better Care Fund .This will see the establishment of a pooled budget of £3.8bn nationally , which will be committed at local level with the agreement of Health and Wellbeing Board. Work is currently underway with key stakeholder organisations in the development of the integration plans for the allocation of the Better Care Fund. A critical component of success for the transformation fund will be the quality of partnership working at local level. A key element will be aligning the Better Care Fund timetable with the requirements of the CCG.
- 5.3 Some preliminary work has already commenced in terms of commissioning building surveys spanning mechanical, electrical and building condition. These have been carried out on our behalf by Jacobs, an independent and external provider. These have been necessary in order for us to begin to identify likely financial requirements and assess the feasibility of the project going forward.
- 5.4 The overall capital costs of turning Warstones into a health-focused community service hub is currently estimated to be in the range of £3.3 to £3.6 million . The Cabinet report proposed for spring 2014 will firm up these indicative figures, as well as take the opportunity of highlighting options to recover the revenue costs (including the cost of any prudential borrowing).
- 5.5 This will form the first step in the Council's commitment to provide three community service hubs (as set out and approved by Cabinet in December 2012).

6.0 Other partners

- 6.1 Following the engagement process the Police have expressed a keen interest in working with the Council – and specifically in taking space at Warstones based on their observation of the benefits of being part of this proposal and being part of partnership working and community engagement. The relocation of the Police to Warstones would link into providing advice and guidance to the community and users and to the overall theme of health and wellbeing and prevention. Early negotiations are taking place and further detail is required to the viability of this potential relocation of the Police. Cabinet will be kept informed of these initial, but informal exploratory discussions.

7.0 Financial implications

- 7.1 A formal business case/plan with detailed cost and benefits analysis (see section 5.0) is being developed and will be the subject of future reports to Cabinet for approval. This will include a request to secure £600,000 of Community Capacity Grant Funding towards the estimated capital costs of £3.6 million.

[MK/13012014/Y]

8.0 Legal implications

8.1 At this stage, we are in initial discussions and therefore there are no legal commitments or implications. However, as the negotiations move from positioning to detail, employees are proactively programming the involvement of colleagues from planning, finance, legal and procurement to be an integral part of the Council's negotiating party [JH/08012014/C].

9.0 Equalities implications

9.1 A detailed equality analysis will be completed to inform the on-going development and implementation of this programme, which will be presented back to Cabinet in Spring 2014.

10.0 Environmental implications

10.1 There are no environmental implications attached to this report.

11.0 Human resources implications

11.1 There are no human resources implications attached to this report.

12.0 Schedule of background papers

12.1 Reports have been submitted to Budget Working Party on the 6 January 2014 and Capital Works Programme on the 20 January 2014.