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## **DEANFIELD CARE HOME – INVESTMENT TO REMODEL AND UPGRADE FACILITY**

**Report by Chief Executive**

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**SCOTTISH BORDERS COUNCIL**

**26 September 2019**

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### **1 PURPOSE AND SUMMARY**

- 1.1 This report proposes urgent investment, not currently included within the Council’s capital programme, to upgrade and remodel Deanfield Care Home in Hawick. The investment is required as a matter of urgency given significant shortcomings in the condition, internal fabric and configuration of the current facility which has been operated by SBcares since 2015. The investment proposed will not only improve the quality of the home but will also facilitate a revised model of care, including the development of new respite care facilities in an underutilised wing of the current building.**
- 1.2 The report proposes the re-allocation of £2.8m within the current capital plan 2019/20 – 2028/29. It is proposed that this funding will come specifically from the budget presently allocated for the proposed development of a new Residential Dementia Care facility within the Borders. The new dementia facility is still in the planning phase and compensatory funding will need to be reinstated in the capital programme to deliver the dementia project as part of the budget process for 2020/21. In the meantime, this budget provides an appropriate source of funding for the enhancement of services at Deanfield.**
- 1.3 Deanfield Care Home in Hawick is a 35 bed 1980’s built traditional care home now in urgent need of upgrading. The configuration of the care home lends itself to re-modelling into 5 domestic style and sized homes which will support a revised model of care. This model of care is based on the care village approach used successfully in the Netherlands. This approach provides specialist dementia care in a homely setting for people with complex needs but is flexible in supporting people with a range of needs and will importantly include much needed respite care facilities.
- 1.4 The care home presents an urgent need to improve due to its current condition. Fixture and fittings throughout are aged. Kitchens are in need of replacement. Individual bedrooms require a complete overhaul to meet modern care standards. New furniture is required throughout as well up-grades to new “wet room” bathrooms. The investment proposed will include appropriate elements of the building plant, plumbing and wiring with

significant improvements made to the energy efficiency of the home. Cumulatively, the works proposed to the fabric of the home will extend the life of the Deanfield Care Home up to an estimated 25 years.

## **2 RECOMMENDATIONS**

### **2.1 It is recommended that Council:-**

- a) approves the reallocation of £2.8m from the current Capital Investment Plan from the budget currently allocated for Residential Dementia Care to finance the upgrade of Deanfield;**
- b) notes the requirement to prioritise the re-instatement of this funding to the residential dementia project in the roll forward capital plan 2020/30; and**
- c) requests that a report from the Service Director Assets and Infrastructure be brought forward, outlining the prioritised investment requirements in the care home estate for consideration as part of the forthcoming budget process. This report needs to include capital upgrade requirements and a robust estimate of the annual revenue budget required to maintain the interior fabric of Council's Care Homes to an appropriate standard.**

### 3 CARE HOME ESTATE

- 3.1 Scottish Borders Council care estate currently has 5 care homes owned and maintained by the Authority, with care currently provided by SB Cares. In addition, the IJB leases Garden View in Tweedbank from Eildon Housing Association to provide a 15 bed discharge to assess facility. The Council's care homes were opened during the 1960's and 1970's, with the most modern opened in the 1980's. The age of the buildings is shown in Table 1 below. Investment in the care home estate has been largely reactive for many years. While the buildings have been maintained to ensure they are wind and watertight and safe for residents and staff, most are beginning to show their age. The homes in the main do not meet modern care and space standards. Upgrade and remodelling is required to meet these standards and thereby substantially extending the life of these assets. The most urgent works are considered to be required at Deanfield.
- 3.2 Elsewhere in the care estate, Waverley Care Home has been the subject of recent major remodelling and refurbishment. St Ronan's Care Home in Innerleithen recently received a maximum inspection score for the quality of the care environment, despite being the oldest of the Council's care homes. Such effective oversight of building condition and environment is not however typical of the Council's care homes.
- 3.3 It is evident that the previous approach to the upkeep of the care estate is not maintaining the optimum standard and quality of accommodation in all the Council's settings. A full condition survey of all the care homes will therefore be completed in October 2019 allowing the development of a care estate strategy which will consider the life of the care homes, and the potential to extend this life through upgrade and refurbishment.
- 3.4 The council is facing a significant increase in the elderly population living in the Borders with a projected increase of 80% by in the number of people aged over 75 living in the area by 2041. Refurbishment and upgrade to meet modern care standards often requires a reduction in bed numbers. A range of new build facilities to enhance capacity in response to demographic challenges will also therefore be considered as required. Investment proposals will follow for consideration as part of future budget development processes consistent with the Housing and Care Strategy approved in June 2018.

**TABLE 1: CARE HOME BUILD DATES**

Care Home	Location	Year Opened
Deanfield	Hawick	1987
Saltgreen	Eyemouth	1989
Waverley	Galashiels	1982
St Ronans	Innerleithen	1968
Grove House	Kelso	Between 1976 to 1981

### 3.5 **Deanfield**

The proposed reallocation of £2.8m will provide 5 homes in a high quality environment in a homely setting within the current Deanfield Care Home. Each home will have six refurbished bedrooms and en-suite bathrooms with wet room floors and accessible shower facilities. One room will be extended to allow for the care and support of those who may have more complex needs requiring space for moving and handling equipment or circulation space for mobility aids etc. All rooms will be fitted with high quality furnishings and residents and their families will be encouraged to personalise them. Each home will have an open plan kitchen and dining space where residents can work with staff on food preparation and other domestic activities. These spaces can also be used for other activity such as reminiscence groups, gentle exercise classes, craft projects etc. The main bathroom will be upgraded and the lounge/living area made fresh and comfortable.

- 3.6 The upgrade will include common areas in the care home such as the previous day centre/lounge area. This will be developed into a community space that can be used for activities, groups and relaxation with friends and family with a café area for snacks and drinks. An outdoor seating area will lead off from here. Some of the care home has the potential to provide small scale streetscapes which can remind people of how they lived and worked in their own homes. The main kitchen will be redeveloped to provide home cooked food with some of the preparation carried out in the homes as described. The entrance area will be redesigned to be more welcoming with quiet spaces for people to meet and talk with family or staff. Laundry provision will be modernised to meet current health and safety standards. The upgrade of the home will extend its useful life by 25 years.

### **Future Developments**

- 3.7 In considering the future development of residential and dementia services within the Borders, officers from the Council, NHS Borders and the Integration Joint Board are investigating a number of best practice models including the highly thought of Dutch "care village" approach. This approach has seen the development across Europe and in the United States of sustainable community based villages where care and support is provided in small (6 bed) homely units with an infrastructure that provides services, shops, restaurants, common spaces etc. that are available to the residents but also the broader community. Some of the spaces are shared with education and early years' services allowing an intergenerational approach which benefits old and young alike.
- 3.8 The remodelling of Deanfield will begin the journey of designing services along the lines of the village model whilst providing a learning platform for staff and management teams as to how the Council can in the future deliver improved services for older people and those with dementia who require residential care in the Borders.

- 3.9 Along with the remodelling there will be a workforce development programme to assist with improving outcomes for service users. This will also be supported by the Care Inspectorate plan which will support new ways of working, improve quality of care and provide high quality management and quality assurance support.

## **4 IMPLICATIONS**

### **4.1 Financial**

- a) The report recommends the reallocation of £2.8m from the Capital Investment Plan currently allocated to Residential Dementia Services in the Scottish Borders Financial Plans approved by Council on 28<sup>th</sup> February 2019.
- b) The resources diverted to Deanfield will require to be reinstated as part of the budget development process 2020.
- c) The full costs of new more proactive approach to the development of the upkeep and development of the care estate is still to be finalised. This will be reported in October 2019 as part of the care estate strategy.
- d) The development of the new care estate strategy will ensure the investment requirements for care homes are fully considered and prioritised in line with available resources as part of the annual budget development process.
- e) This strategy will complement and build upon the Housing and Care Strategy approved by members in June 2018. Members will recall this strategy is currently informing the development of Extra care housing in a range of locations across the Borders including Todlaw in Duns, Langhaugh in Galashiels, and at the site of the old Kelso High school.

### **4.2 Risk and Mitigations**

Risks of not reallocating funding as described in the report fall into two main areas:

- 1. The quality of care and environment at the home will continue to decline putting residents at increased risk of health and care issues and reducing their comfort and quality of life.
- 2. The standard of the accommodation continues to decline to an unacceptable standard. The implication of this development is that the Care Inspectorate could de-register the care home requiring Scottish Borders Council to find alternative accommodation for frail older people.
- 3. The remodelling of Deanfield will reduce the capacity of the care home by 5 beds from the current 35 to 30. There are only currently 29 residents within the home, with 6 rooms vacant.

**4.3 Equalities**

An Equalities Impact Assessment has been carried out on this proposal and it is anticipated that there are no adverse equality implications.

**4.4 Acting Sustainably**

Remodelling Deanfield as described will ensure the continuing employment in care service in Hawick of up to 50 people and improve the energy efficiency of an existing building.

**5 CONSULTATION**

5.1 The Chief Financial Officer, the Monitoring Officer, the Chief Legal Officer, the Chief Officer Audit and Risk, the Service Director HR and the Clerk to the Council have been consulted and any comments received have been incorporated into the final report.

**Approved by**

**Tracey Logan**  
**Chief Executive**

**Signature .....**

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**Background Papers:** None  
**Previous Minute Reference:** None

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