

Public Document Pack

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Portfolio	Service	Name / Title of Contract	Purpose of Contract / Description	Provider	Procurement Route	Contract Type	Contract Start Date	Contract End date	Option for Extension / Exit Arrangement
ASC	Equipment	Integrated Community Equipment Loans Service Sheffield (ICELSS)	Procurement, storage, delivery, maintenance, recovery and refurbishment of Community Equipment.	Medequip	ITT	NHS Term & Conditions	10/01/20	30/09/25	Initial 5 year term with option to extend for 2 years
ASC	City Wide Care Alarms	Technology Enabled Care Monitoring Service	Provision of 24 hours alarm service(s) for people to get help with they are in difficulty	Tunstall	ITT	RFQ	12/05/24	12/06/25	No option for an extension as the ITT for the new TEC Service Delivery Model is planned for release in Spring 2025 subject to approval,
ASC	Information and Guidance / Local Offer	Sheffield Directory	Provision of information and advice on social care and support						
Quality and Improvement	Advocacy	Sheffield Advocacy Service	Provision of statutory and non-statutory advocacy support	Sheffield Advocacy Hub (Citizens Advice Sheffield, Disability Sheffield, Cloverleaf Advocacy)	ITT	Demand based contract - hourly rate	01/05/24	30/04/31	Initial 7 year term, with option to extend for 2 years and a further 1 year
Quality and Improvement	Healthwatch	Healthwatch	Fulfill statutory Healthwatch functions	Healthwatch	ITT	Block Contract	01/10/24	30/09/31	Initial 7 year term, with option to extend for 2 years and a further 1 year
DP & Personalisation	ISFs	Individual Service Fund Development	Association support around the development and implementation of ISFs. Delivery of ISF training.	Self Directed Futures via Consultancy Plus	YPO framework	Block contract	25/03/24	24/03/25	End of project period. Work carried forward internally through DP & Personalisation Strategy
DP & Personalisation	PA Workforce Development	Sheffield PA Champion Project	Raise awareness and understanding of the role of Personal Assistants in Sheffield to support the development and increase the capacity of the PA workforce.	Embrace Wigan & Leigh	RFQ	Block contract	25/03/24	24/03/25	End of project period. Work carried forward internally through DP & Personalisation Strategy
DP & Personalisation	Carers	Carer Assessments/Support Plans	to devolve care act duty to provide support for eligible needs	Sheffield Carers Centre	ITT	Block contract	01/01/22	31/12/26	Five year contract. No extensions
DP & Personalisation	Carers	Core Carers Centre Contract	Core Contract for delivering universal support and carers assessments	Sheffield Carers Centre	ITT	Block contract	01/01/22	31/12/26	Five year contract. No extensions
DP & Personalisation	Carers	Carers Time for a Break	To fund carers breaks	Sheffield Carers Centre	ITT	Block contract	01/01/22	31/12/26	Five year contract. No extensions
Adult Future Options	Supported Living	Adults with a Disability Framework - Lot A: Supported Living	Provision of support to people living in own homes to maintain and strengthen independence	67 Providers	ITT	DPS Framework	01/03/23	26/03/30	Initial 7 year term, then option for +1 year, +1 year.
Adult Future Options	Enhanced Supported Living	Enhanced Supported Living Framework	Provision of support to people living in own homes to maintain and strengthen independence	23 Providers	ITT	DPS Framework	01/01/23	01/01/27	No extensions in contract.
Adult Future Options	Day Activities	Adults with a Disability Framework - Lot B: Activities outside the home	Provision of activities outside the home for adults with a disability	32 Providers	ITT	DPS Framework	03/03/23	26/03/30	Initial 7 year term, then option for +1 year, +1 year.
Adult Future Options	Overnight Short Breaks	Adults with a Disability Framework - Lot C: Overnight Short Breaks / Respite	Provision of overnight short breaks or respite for adults with a learning disability	9 Providers	ITT	DPS Framework	04/03/23	26/03/30	Initial 7 year term, then option for +1 year, +1 year.

Portfolio	Service	Name / Title of Contract	Purpose of Contract / Description	Provider	Procurement Route	Contract Type	Contract Start Date	Contract End date	Option for Extension / Exit Arrangement
Mental Health	Sheffield Mental Health Guide	Sheffield Mental Health Guide	Sheffield Mental Health Information Guide	Sheffield Flourish	ITT	Block Contract - Additional payments for functions outside of original spec	02/01/23	1/31/2026	Initial 3 year term + 1 to take it to 31/01/2027
Mental Health	Promoting Independence	Promoting Independence SIB	Promoting independence	Big Issue Invest (SYHA)	DCMS Call off	Block Contract & Performance payments	05/09/19	01/04/26	NA
Mental Health	MH Support and Independence	MH Support and Independence Framework	Provision of support to people living in own homes to maintain and strengthen independence	12 Providers	ITT	Demand based contract - hourly rate	01/11/22	31/10/27	NA
Mental Health	Advice & Support	Paradigm Psychology	Prevention/Early Intervention - Therapy support in women hostels	Paradigm Psychology	Grant	Block Contract	10/05/21	09/05/26	Break clause at 10/05/2024 onwards
Mental Health	Accommodation & Supported Living	Metropolitan Support Trust Ltd	Asylum seekers / no recourse to public funds with MH needs	Metropolitan Support Trust	ITT	Demand based contract - placement based	29/09/21	30/09/26	NA
Mental Health	Accommodation & Supported Living	Live well in the community	Supported Accommodation for individuals known to secondary mental health. Light level of support, 6 hours per week	SYHA	ITT	Block Contract	10/05/21	09/05/26	Break clause at 10/05/2024 onwards
Mental Health	Accommodation & Supported Living	Beaufort Road	Supported Accommodation for individuals known to secondary mental health. Light level of support 8-10 hours per week	SYHA	ITT	Block Contract	10/05/21	09/05/26	Break clause at 10/05/2024 onwards
Mental Health	Accommodation & Supported Living	Sevenaires	Supported Accommodation for individuals known to secondary mental health. Light level of support 8-10 hours per week	Metropolitan Support Trust	ITT	Block Contract	10/05/21	09/05/26	Break clause at 10/05/2024 onwards
Mental Health	Short Term Educational Programme (STEP)	STEP	Psychoeducation - Historical agreement with the ICB	Primary Care Network (PCN)	Direct Award	Block Contract	2012	01/04/25	12 months notice
Living and Ageing Well	Dementia	Young Dementia Hub	Information, advice, peer support group, group trips out for people with Young Onset (under 65's) Dementia and their Carers.	Age UK	RFQ	Block contract	10/01/20	31/03/2025	4.5 year contract. Exit arrangements within contract terms and conditions.
Living and Ageing Well	Dementia	Dementia Day Activities - Young Onset (Under 65's) Service	Day Activities for people with Young Onset (under 65's) Dementia.	Age UK Sheffield, Care2Care	ITT	Block contract	02/01/22	31/01/2027	5 year contract. Exit arrangements within NHS contract terms and conditions.
Living and Ageing Well	Dementia	Dementia Day Activities - Over 65's Self Referrals	Day Activities for people with Dementia over 65's (self-referrals - for those with no eligible care needs).	Age UK Sheffield	ITT	Block contract	02/01/22	31/01/2027	5 year contract. Exit arrangements within NHS contract terms and conditions.
Living and Ageing Well	Dementia	Dementia Day Activities - Over 65's SCC Referrals	Day Activities for people with Dementia over 65's (Council-referrals - for those with eligible care needs).	Care2Care, Darnall Dementia Group, Sheffcare	ITT	Block contract	02/01/22	31/01/2027	5 year contract. Exit arrangements within NHS contract terms and conditions.
Living and Ageing Well	Dementia	Dementia Specialist Advice Service	Dementia Advice Sheffield - information and advice for public and professionals, referral mechanism from Memory Service to People Keeping Well Dementia support, training for professionals.	Age UK Sheffield	ITT	Block contract	04/01/22	31/03/2027	5 year contract. Exit arrangements within contract terms and conditions.

Portfolio	Service	Name / Title of Contract	Purpose of Contract / Description	Provider	Procurement Route	Contract Type	Contract Start Date	Contract End date	Option for Extension / Exit Arrangement
Living and Ageing Well	Home care	Care and Wellbeing Service	Council-arranged home care services.	Choices, Prof-Care limited, Bespoke Care Sheffield Ltd, Ease Healthcare Ltd, Hales, Dignity Direct Homecare Limited, Careline Homecare Ltd, Cera Care, Valley Care Direct Limited, Springfield, Comfort Call, Be Caring, Fusco Browne Healthcare Ltd, Juventa 4 Care Ltd	ITT	Contract with hourly rate	03/06/24	02/06/31	Initial 7 year term to 2nd June 2031, then option for +1 year, +1 year, +1 year.
Living and Ageing Well	Home care	Care at Night	Provision of home care services between 11pm and 6am. Jointly commissioned with the ICB	Bluebird	ITT	Block Contract - 5 rounds	04/01/24	31/3/2026	Initial 2 year term with option to extend for further year
Living and Ageing Well	Extra Care	Extra Care	Care and Support provision in Extra Care Schemes	Extra Care Charitable Trust (Brunswick Gardens)	Grant	Grant	pre 2018	notice provided for Jan 2025	Proposed variation to existing Extra Care Care and Support Contract
Living and Ageing Well	Extra Care	Extra Care	Care and Support provision in Extra Care Schemes	Carewatch Sheffield (Guildford Grange, Roman Ridge, The Meadows, White Willows)	ITT	Contract with Hourly Rate	10/01/22	30/09/2027	5 year contract. Exit arrangements within contract terms and conditions.
Living and Ageing Well	Care Homes	Care Homes Framework	Provision of standard residential and nursing care home beds	Various	ITT	DPS Framework	02/05/24	02/05/29	5 years
Living and Ageing Well	Temporary Beds	S2A Block Contract	Short term care in a care home to support discharge and assessment for long term care needs	Sheffcare, Akari care, Four Seasons, Roseberry, HC One, Silver Healthcare, Monarch	ITT	Block Contract	12/09/22	31/03/25	Contract Extension to 31/03/2025 agreed in September 2024. Initial contract 2 years, with decision to extend for further 2 years. Exit arrangements within contract terms and conditions
Living and Ageing Well	Temporary Beds	S2A Framework Contract	Short term care in a care home to support discharge and assessment for long term care needs	SheffCare Akari care Four Seasons Roseberry HC One Silver Healthcare Monarch Palms Row Alpine Hillcare Richmond Heights	ITT	Framework	12/09/22	31/03/25	Contract Extension to 31/03/2025 agreed in September 2024. Initial contract 2 years, with decision to extend for further 2 years. Exit arrangements within contract terms and conditions
Living and Ageing Well	Temporary Beds	Respite Block Contract	Planned respite short term care in a care home	Akari care Silver healthcare HC-One	ITT	Block Contract	12/09/22	12/09/25	Contract term 4 years, with break clauses in years 2 and 3. Exit arrangements within contract terms and conditions. Future plan to be brought to Committee in Qtr 4, 2025
Living and Ageing Well	Temporary Beds	Respite Framework Contract	Planned respite short term care in a care home	SheffCare Ltd Akari care Silver healthcare Monarc HC-One Alpine healthcare	ITT	Framework	12/09/22	12/09/25	Contract term 4 years, with break clauses in years 2 and 3. Exit arrangements within contract terms and conditions. Future plan to be brought to Committee in Qtr 4, 2025
Living and Ageing Well	Temporary Beds	Emergency Block Contract	Emergency short term care in a care home	SheffCare Ltd Silver Healthcare	ITT	Block Contract	12/09/22	12/09/25	Initial contract 2 years, with decision to extend for further 2 years. Exit arrangements within contract terms and conditions Future plan to be brought to Committee in Qtr 4, 2025
Living and Ageing Well	Temporary Beds	Emergency Framework contract	Emergency short term care in a care home	SheffCare Ltd Silver Healthcare Alpine Akari care	ITT	Framework	12/09/22	12/09/25	Initial contract 2 years, with decision to extend for further 2 years. Exit arrangements within contract terms and conditions Future plan to be brought to Committee in Qtr 4, 2025

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Extra Care: Brunswick Gardens Proposal Adult Care and Wellbeing

Information / Action / **Decision**

V04.10.24

Sarah Swinburn



1. Purpose
















- 1.1 The purpose of this briefing is to seek approval for a contract variation enabling care provision at Brunswick Gardens to be delivered by Carewatch Sheffield (provided by Premium Care Sheffield).
- 1.2 The briefing provides an overview of Extra Care and provision in Sheffield, the current context for Brunswick Gardens and the business case for a contract variation.

2. Background

- 1.3 'Extra Care' housing (ECH) developments comprise purpose built, self-contained homes with onsite support and care services to enable independent living.
- 1.4 The key features of an Extra Care Scheme are that:
 - People live in their own self-contained living space, e.g. an adapted flat or bungalow. They have the rights that usually go with having their own home, the same rights to choose who supports them with social care needs, and the right to deny entry to a care and support worker.
 - Homes are situated around a core of communal facilities available to all tenants, which members of the local community are also able to access. For example, a lounge, dining area, cafes, gardens. Activities in a community setting are also provided, offering opportunities to socialise.
 - A consistent onsite team of staff provide flexible care and support to those tenants who have a need to draw on such support.
 - All tenants have access to 24-hour unplanned care and support if required, regardless of whether they have an assessed need for social care. The availability of overnight support is crucial to providing reassurance and a sense of safety for people living in the scheme and their families.

- There is an ethos of promoting and supporting people to remain independent, safe and well, while enabling people to remain or become active citizens in their community.

1.5 Extra Care is different from a residential home or retirement housing. An overview of how Extra Care (described below as “integrated retirement communities”) differs from other forms of housing for older people is provided the chart below:

 Retirement Housing Also known as: <ul style="list-style-type: none"> • Sheltered housing • Retirement flats or communities 	 Integrated Retirement Communities Also known as: <ul style="list-style-type: none"> • Extra care • Retirement villages • Housing-with-Care • Assisted living • Independent living 	 Care Homes Also known as: <ul style="list-style-type: none"> • Nursing Homes • Residential Homes • Old People's Home
 Offers self-contained homes for sale, shared-ownership or rent	 Offers self-contained homes for sale, shared-ownership or rent	 Communal residential living with residents occupying individual rooms, often with an en-suite bathroom
 Part-time warden and emergency call systems. Typically no meals provided	 <ul style="list-style-type: none"> • 24-hour onsite staff • Optional care or domiciliary services available • Restaurant / Cafe available for meals 	 24-hour care and support. Meals included
 Typical facilities available: <ul style="list-style-type: none"> • Communal lounge • Laundry facilities • Gardens • Guest room 	 Typical facilities available: <ul style="list-style-type: none"> • Restaurant and Café • Leisure Club including: gym, swimming pool, exercise class programme • Communal lounge and/or Library • Hairdressers • Gardens • Guest room • Activity (Hobby) rooms • Social event programme 	 Typical facilities available: <ul style="list-style-type: none"> • Communal lounge • Laundry facilities • Gardens • Guest room
 Typically 40 - 60 homes	 Typically 60 - 250 homes	 Sizes vary considerably

3. Extra Care Housing in Sheffield

Overview

1.6 The Council currently supports five Extra Care Housing schemes in the city, providing 359 homes.

Scheme	Location	Landlord	No. of Units
Brunswick Gardens	Woodhouse	Your Housing Group	217
Buchanan Green	Parsons Cross	SCC	140
Guildford Grange	Norfolk Park	Places for People	40
Roman Ridge	Wincobank	Sanctuary	80
The Meadows	Shirecliffe	South Yorkshire Housing Association	39
White Willows	Jordanthorpe	South Yorkshire Housing Association	60

- 1.6.1 **Brunswick Gardens:** Brunswick Gardens is a development in the south of Sheffield. It is owned by Your Housing Group and has 217 properties: 208 apartments (100 one-bed and 117 two-bed) and nine bungalows. These are available to adults aged 55 years and over. Onsite communal facilities include a 'Village Centre', restaurant and meal provision, bar, art & craft centre, hairdressing salon, fitness suite, wellbeing centre, library, greenhouse, and a computer/technology suite.
- 1.6.2 **Buchanan Green:** Buchanan Green is a development in the Northeast of Sheffield, built by Sheffield City Council and managed by the Older People's Independent Living Service. It is designed for people over 60 years of age who are registered on the Housing Register. There are 140 properties - a mixture of 122 apartments (27 two-bed and 95 one-bed) and 18 bungalows. Onsite facilities include a communal lounge, café, therapy room, guest room, laundry, and outdoor space for growing, gardening and socialising.
- 1.6.3 **Guildford Grange:** Guildford Grange is situated in the Southeast of the city. It offers 40 two-bedroom apartments to rent, four of which are fully accessible by wheelchair users. They are available for people aged 55 years and over, but most tenants are over 65. Facilities onsite include two communal lounges, a dining area, assisted bathroom, hairdressing salon and bar area.
- 1.6.4 **Roman Ridge:** Roman Ridge is situated in the Northeast of the city. It has 80 one-bedroom apartments available to rent, and there are also some leasehold apartments available for private purchase. They are available for people aged 55 years and over, or who have a long-term care need and reside in, or have family connections to, the local area. Onsite there is a communal lounge, restaurant, guest suite, hair salon, games room and a landscaped garden.

1.6.5 **The Meadows:** The Meadows is in the Northeast of Sheffield and has 39 apartments. 14 are one-bed and 25 are two bed. Six are designed for wheelchair users. The flats are to rent only, and for people aged 55 years and over. Onsite facilities include a communal lounge, restaurant, laundry, guest facilities, garden, community centre, activities room, cafe/bistro, hairdressing salon, library, assisted bathing facility, and internet corner.

1.6.6 **White Willows:** White Willows is in the Southwest of Sheffield; it offers 60 two-bedroom apartments. 45 apartments are available to rent, six to buy out right and nine available as joint ownership. To be eligible for a flat at White Willows you must be aged 55 or over. Facilities include a communal lounge, restaurant, activity area, landscaped and sensory gardens, guest apartment, relaxation bathroom, hairdressing salon and treatment room, laundry and IT suite.

Provision for people with assessed care needs

1.7 At each of the schemes the Council has a set number of places allocated to people with an eligible care need where they can nominate suitable people for these places. Allocated placements are broken down into different 'Levels of Care'.

1.8 Across five of our Extra Care Housing schemes, we have 365 tenants, of whom 166 have an eligible care and support needs. The table below details the planned balance of care available at these schemes:

	Balance of care: level of planned personal care and support provided									
	Level 1 No care needs		Level 2 Up to 7 hrs per week		Level 3 7-14 hrs per week of		Level 4 14-21 hours per week		Level 5 21-35 hours per week	
Buchanan Green	50%	70	20%	28	20%	28	5%	7	5%	7
Guildford Grange	35%	14	20%	8	30%	12	21%	4	5%	2
Roman Ridge	35%	28	20%	16	30%	24	10%	8	5%	4
The Meadows	35%	13	20%	8	30%	12	10%	4	5%	2
White Willows	35%	21	20%	12	30%	18	10%	6	5%	3

1.9 The current levels of care at Brunswick are different, and as follows:

Care Level	Service Description	Planned %	Current No of units
Vacant	Vacant properties		90

Level 0	Sheltered Housing/Housing related support.	58%	80
Level 1	Approximately 5 hours per week support at a level not funded through grant.	8%	11
Level 2	Prompt and enable self-care, minimal assistance with daily living. Requires approx. 11 hours per week support.	14 %	21
Level 3	Planned assistance and direct support in a greater range of daily living. Requires approx. 15 hours per week support.	9%	6
Level 4	Substantial assistance and physical support with all aspects of daily living. Requires approx. 21 hours per week support.	9%	6
Level 5	Substantial assistance and physical support with all aspects of daily living and may also require continuing healthcare. Requires approx. 31 hours per week support.	2%	3

- 1.10 There are 70 people with an assessed care need currently on the waiting list for extra care housing.
- 1.11 There are currently 90 vacancies at Brunswick Gardens with a large proportion of these properties planned to be used as decant properties whilst scheme improvements are being made.

4. Provision of Care and Support

- 1.12 Onsite care and support are provided by Carewatch at five of these Extra Care Housing schemes (Buchanan Green, Guildford Grange, Roman Ridge, The Meadows and White Willows). Carewatch deliver:
- Planned, pre-assessed care and support services between 7am and 10pm for those tenants with an eligible care need.
 - Onsite, unplanned care and support 24 hours a day to all tenancies regardless of social care needs.
- 1.13 The contract with Carewatch commenced 1st October 2022, for a period of three years, with an option for two extensions, each for a further 12 months, taking the maximum term to 30th September 2027 at a cost of £1,170,000 per year.
- 1.14 Each scheme additionally has a team of staff provided by the Landlord to deliver housing related support.

Brunswick Gardens

- 1.15 How the Council contracts with Brunswick Gardens differs to the other Extra Care Housing schemes in the city.
- 1.16 The Extra Care Charitable Trust is funded via a historic grant agreement at a cost of £446,567 per year to deliver care services.

- 1.17 Extra Care Trust additionally provide care to private care to 16 residents.
- 1.18 As part of the agreement, the Trust is also responsible for completing eligible care and financial assessments, plus care support reviews.
- 1.19 Extra Care Trust have given the council notice of their intention to end their services by 31 January 2025.

5. Proposed Brunswick Service Model

- 1.20 The notice period given by Extra Care Trust provides the Council with an opportunity to bring our Extra Care Housing provision into a single, consistent model.
- 1.21 It is proposed to align the care services in Brunswick Gardens with the other Extra Care Schemes supported by Sheffield City Council via a variation to the current Extra Care Contract.
- 1.22 This proposal will provide an efficient and sustainable service overseen by a single, experienced management team. It will also support consistency of practice and improvement.

6. Impact on people

- 6.1 As a transfer to a contracted service there will be a move from people paying a banded rate for their care, to paying for actual care delivery, as happens in all other contracted extra care schemes. On average, this results in a lower cost to individuals.
- 6.2 Those people receiving a funded service will need to have a financial assessment to determine their contribution following a Care Act assessment.
- 6.3 A number of drop-in sessions are being held with residents to explain the changes and answer any questions they or their financial representatives may have. The sessions have representatives from Adult Social Care, Financial Assessments Team, Carewatch and Extra Care Charitable Trust.
- 6.4 It is currently proposed that the transfer of care services takes place on 2 December 2024.
- 6.5 Residents will be informed of their assessed financial contribution before the service is transferred.
- 6.6 Any outstanding care charges owed to Extra Care Charitable Trust will not transfer to Carewatch.

6.7 From discussions with residents to date, a key wish for them is that they keep their current carers. We will ensure that TUPE regulations are implemented and anticipate staff transferring to the new provider.

7. Resource and Budget

6.8 The contract variation would increase the care hours delivered by Carewatch by 434 hours per week for care provided at levels 2-5, at a rate of £22.37 costing £505,000 a year. There would also be an additional cost for any eligible care hours at level 1, a maximum of £46,500. (£551,500 in total.)

6.9 There may be additional hours of support for people at level 1, though many residents will be full fee payers, and there will be contributions income in these cases.

6.10 The proposed contract variation and model will mean that financial assessments will be managed by the Council, and that contributions income will be received by the Council. It is anticipated that this will be more than £105,000 per annum, which will represent better value.

6.11 An exact savings total will only be possible following all financial assessments being completed.

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