

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

CABINET

18TH JULY 2022

**REDEVELOPMENT PROPOSAL:
FORMER BRONLLWYN RESIDENTIAL CARE HOME**

**REPORT OF GROUP DIRECTOR FOR COMMUNITY & CHILDREN'S
SERVICES IN DISCUSSIONS WITH THE RELEVANT
PORTFOLIO HOLDER, CLLR G CAPLE**

Author(s): Neil Elliott, Director for Adult Services

1. PURPOSE OF THE REPORT

- 1.1 The purpose of this report is to provide Cabinet with a redevelopment proposal to provide specialist care accommodation for people with learning disabilities at the former Bronllwyn Residential Care Home "Bronllwyn", as part of the modernisation of the Council's residential care home modernisation programme, which was previously agreed by Cabinet in December 2020 and to seek approval for the funding required to deliver the proposed redevelopment, if approved.

2. RECOMMENDATIONS

It is recommended that Cabinet:

- 2.1 Considers the information in this report.
- 2.2 Approves the redevelopment proposal for Bronllwyn to provide specialist care accommodation for people with learning disabilities as outlined in Section 5 of the report.
- 2.3 Subject to the agreement of 2.2 above, continue the current care and support arrangements for the previous service users of Bronllwyn Day Centre until the new older people day centre facility at the Dan-y-Mynydd Extra Care Scheme in Porth opens in early 2024, and approves the permanent closure of the day centre at Bronllwyn to allow the redevelopment of the site, as set out in paragraph 5.13 of the report.
- 2.4 Subject to the agreement of 2.2 above, approve the relocation of the Council's Supported Living Team Office at Bronllwyn to Ty Elai.

- 2.5 Subject to agreement of 2.2 above, approve the funding package as outlined in Section 9 below, to redevelop Bronllwyn to provide specialist care accommodation for people with learning disabilities.
- 2.6 Subject to agreement of 2.5 above, include the redevelopment of Bronllwyn within the Council's Capital Programme (Modernisation Programme (Adults)).
- 2.7 Subject to agreement of 2.2 above, receive update reports on progress of the Bronllwyn redevelopment.

3. REASONS FOR RECOMMENDATIONS

- 3.1 The redevelopment of Bronllwyn to provide specialist care accommodation for people with learning disabilities in adulthood and older age, which was agreed by Cabinet in December 2020, it was also agreed that a further detailed costed proposal would be reported to Cabinet, for consideration and approval.
- 3.2 The proposed redevelopment of Bronllwyn to provide specialist care accommodation for people with learning disabilities will help to meet existing and future demand, as more people are living longer, with increased complex care and support needs. There is increasing demand for this provision, as there is an absence of specialist care accommodation that is tailored to the needs of older people with learning disabilities.
- 3.3 The recommended proposal also requires redevelopment of the current day centre, as previously reported to Cabinet, and the Council's Supported Living Team Office located at Bronllwyn, to maximise the opportunities of the site and redevelop the modern high quality care accommodation needed to support people with learning disabilities.

4. BACKGROUND

- 4.1 In December 2020, Cabinet agreed, following a comprehensive review and stakeholder consultation, to decommission Bronllwyn and to consider the redevelopment of the home to provide specialist care accommodation to support people with learning disabilities in adulthood and older age, to meet changes in need and demand.
- 4.2 Cabinet also agreed to a further report being presented to a future Cabinet meeting setting out a costed redevelopment proposal for Bronllwyn.
- 4.3 Bronllwyn was registered with Care Inspectorate Wales to accommodate up to 12 people over the age of 65 with personal care needs. There were

no residents living at the Home when it was decommissioned in December 2020.

- 4.4 Bronllwyn was constructed in the 1970s and is a dated building, built for a different generation of older and disabled people than is now the case. The Home was not designed to meet the current expectations of accommodation and no longer meets modern standards. Modern purpose-built care homes are now designed to be disability friendly and have a bigger space standard to support mobility/hoisting needs. They also have en-suite facilities, so people are more able to toilet themselves or with support. This is clearly a very important part of maintaining someone's sense of dignity and independence and meets the requirements of the Registration and Inspection of Social Care (Wales) 2016 standards.
- 4.5 Bronllwyn also contains an older person day centre and the Council's Supported Living Service Team Office. Both would require relocation to another site for the proposed redevelopment to happen.

5. BRONLLWYN - REDEVELOPMENT PROPOSAL

- 5.1 Following the Cabinet meeting in December 2020, Quattro Design Architects were contracted to work with Officers to establish the key requirements and develop a detailed scheme design to inform the redevelopment proposal for Bronllwyn.
- 5.2 A draft scheme design has been produced and should the redevelopment proposal for Bronllwyn be agreed by Cabinet, it would involve the demolition of the former care home and construction of a brand new specialist care accommodation scheme for people with learning disabilities. The scheme design would include:
- 14 ensuite rooms - all learning disability friendly, providing a safe and secure environment and offering permanent support for people who require ongoing care and support and short-term respite, designed to support people over a short period to help carers, families or the individual
 - 3 communal day rooms
 - 2 sensory rooms
 - 2 assisted bathrooms
 - Commercial kitchen
 - Sufficient space for 24/7 support staff presence, including training room
 - Private outdoor garden area to support the health and wellbeing of residents
 - Sufficient on-site parking

- 5.3 The architect's draft design drawings are attached as appendices to this report.
- 5.4 However, it should be noted that the final scheme design will be subject to further review to finalise outstanding mechanical and electrical design related issues regarding the type of the ventilation system at the scheme. Depending on the ventilation system chosen this may affect the scheme design, energy rating and cost. However, the scheme design proposals outlined in paragraph 5.2 above will be unaffected.
- 5.5 This recommended proposal provides a modern and innovative design that maximises the potential of the Bronllwyn site and optimises the efficient delivery of the services required in the new care accommodation development to support people with a learning disability. Primarily those older people and adults with complex behaviours, to effectively meet their assessed needs. This proposed redevelopment will help to meet existing and future demand.
- 5.6 The refurbishment of Bronllwyn was considered an alternative option to demolition of the former care home and whilst it was an overall cheaper option it was not considered the preferred one for the following reasons:
- Smaller usable Gross Internal Floor Area compared to new build
 - Not compliant with latest building standards and Registration and Inspection of Social Care (Wales) Act 2016
 - Limited flexibility as existing structure presents
 - Old building - unknown issues
 - Less outdoor garden space
 - More expensive maintenance costs than new build
- 5.7 Subject to Cabinet approval of the Bronllwyn redevelopment proposal, a Pre-application Consultation (PAC) is expected to be submitted to Planning in August 2022, which will include carrying out a local public information event to present the proposed redevelopment designs for Bronllwyn.
- 5.8 A full planning application is expected for submission in October 2022 and determined by Planning Committee in January 2023.
- 5.9 Subject to planning approval, commencement of the construction programme has been provisionally set for March 2023.

Bronllwyn Day Centre

- 5.10 Bronllwyn Day Centre for older people is currently located on the care home site. Before the Covid-19 pandemic, there were 26 people attending the day centre from around the Rhondda area and whilst it was

valued by the people who attended, it had been underutilised for many years.

- 5.11 As members will be aware, Covid-19 has disproportionately affected day services for older people, with all people who use the Council's Day Centres receiving a reduced, alternative or no service since March 2020.
- 5.12 Bronllwyn Day Centre is currently closed and has been throughout the pandemic, except for opening for 3 days a week during a short period between August 2021 and December 2021. Despite having to close Bronllwyn Day Centre, we have ensured, based on assessed need and risk, that where appropriate, some people have transferred to Tonyrefail Day Centre for day services, whilst others have been offered alternative care and support in their own home. Reviews to date suggest people have settled well, where applicable, within Tonyrefail Day Centre and any revised service offer, is meeting assessed needs.
- 5.13 As members will be aware, the proposed redevelopment of Bronllwyn requires the closure and re-provision of the older people day service currently delivered at Bronllwyn, to redevelop the home site and provide the modern new high quality care accommodation needed for people with learning disabilities. It is therefore proposed that:
- Bronllwyn Day Centre is closed, and the current day services offer continues to be transferred, based on assessed need and risk, to Tonyrefail Day Centre or, where appropriate, to other Council Day Centres, until the new older people day centre facility at the Dan-y-Mynydd Extra Care Scheme in Porth opens in early 2024.
 - Adult Services continues to work with people and their families and carers who are registered at Bronllwyn Day Centre to support them to utilise different methods of achieving what matters to them.
 - Adult Services and, where applicable, commissioned providers and Direct Payments are used to provide outreach home based support, whilst supporting people to enhance their day opportunities, where safe to do so.
- 5.14 In addition to the above, there is a need to relocate the Council's Supporting Living Team Offices from Bronllwyn. In discussion with Corporate Estates and staff concerned, it is proposed the Supported Living Team relocate to Ty Elai.

6. EQUALITY AND DIVERSITY IMPLICATIONS / SOCIO-ECONOMIC DUTY

- 6.1 An Equality Impact Assessment screening form has been prepared for the purpose of this report. This exercise has shown that a full Equality

Impact Assessment is not required. Overall, the impact on protected groups is adjudged as neutral or positive as new the high quality care accommodation development proposed will provide significant benefits for vulnerable people sharing protected characteristics, in particular older people and people with a disability.

7. WELSH LANGUAGE IMPLICATIONS

- 7.1 There are no Welsh language implications because of the recommendations set out in the report.

8. CONSULTATION / ENGAGEMENT

- 8.1 Subject to the agreement of the recommendation in Section 2 above, consultation on the redevelopment proposals of Bronllwyn will be undertaken as part of the formal planning processes, which will start with a local public information event to present the proposed redevelopment designs of Bronllwyn as part of the pre-application consultation expected in Summer 2022.

- 8.2 In addition, Officers will contact all current people registered at the Bronllwyn day centre and their families to discuss the recommendations with those directly affected and arrange, where necessary, a reassessment to ensure their needs will be appropriately met.

- 8.3 Appropriate consultation will also be undertaken with all staff (and their trade union representatives) potentially impacted by the proposal in accordance with the Council's Managing Change Policy, if this report is approved.

9. FINANCIAL IMPLICATION(S)

- 9.1 The current overall capital cost of the proposed redevelopment of Bronllwyn is estimated at £4.979m, based on projected March 2023 prices, i.e. the provisional construction commencement date.

- 9.2 A updated detailed cost analysis is due to be received in July 2022, once the outstanding mechanical and electrical design works and associated costs as referenced at paragraph 5.4 above are finalised.

- 9.3 £0.100m of the redevelopment costs relating to surveys and initial architect design work were funded through the Welsh Government Integrated Care Fund - Discretionary Capital Programme in 2021/22.

- 9.4 It is proposed, subject to Cabinet approval of the Bronllwyn redevelopment proposal, to submit a new funding application in July 2022 for the full redevelopment costs, currently estimated at £4.879m, to Welsh Government's Integration and Rebalancing Care Fund (IRCF). If

successful, this will provide additional Welsh Government capital funding and reduce the reliance on the Council's own Capital Programme.

9.5 Resources have already been identified as part of a wider funding package to support such investment in the Council's infrastructure, including our ongoing extra care programme. Securing Welsh Government resource will continue to be essential to complement this resource as part of the overall funding arrangements in order to deliver our ongoing aspirations.

9.6 Revenue costs related to the operational delivery of the new accommodation scheme, once opened, will be met from within existing budgets.

10. LEGAL IMPLICATIONS OR LEGISLATION CONSIDERED

10.1 In considering the recommendations in Section 2 above, the Council is fulfilling a requirement in the Social Services and Wellbeing (Wales) Act 2014 for local authorities to ensure they deliver a wide range of sustainable high-quality care and support services, available to their communities that promote the wellbeing of every person, and carer, with the need of care and support. The Social Services and Wellbeing (Wales) Act 2014 and accompanying Part 4 Code of Practice also requires that local authorities assess need and ensure future services meet those needs.

11. LINKS TO THE CORPORATE AND NATIONAL PRIORITIES AND THE WELLBEING OF FUTURE GENERATIONS ACT.

11.1 This report supports two of the Council's corporate priorities, namely:

- People - promoting independence and positive lives for everyone.
- Living within our means - where services are delivered efficiently to achieve value for money for the taxpayer.

11.2 The proposals set out in this report would allow the Council to meet the requirements of the Social Services and Wellbeing (Wales) Act 2014 and the Wellbeing of Future Generations (Wales) Act 2015. The proposals meet the needs of an ageing population, including those with more complex needs, are more sustainable and increases focus on wellbeing and independence, resulting in the wellbeing goals of a Wales of cohesive communities, a healthier Wales and more equal Wales being supported.

12. STRATEGIC OR RELEVANT TO ELECTORAL WARDS

12.1 The proposal to redevelop Bronllwyn in Gelli is relevant to the Ystrad Ward.

13. CONCLUSION

13.1 This report presents Cabinet with a proposal for approval for the redevelopment of the former Bronllwyn Residential Care Home provide specialist care accommodation for people with learning disabilities in adulthood and older age to meet changes in need and demand, as requested by Cabinet in December 2020.

LOCAL GOVERNMENT ACT 1972

AS AMENDED BY

THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

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Background Papers

Cabinet – 3rd December 2020

Officer to contact: Neil Elliott, Director for Adult Services