
Argyll and Bute Community Planning Partnership

Oban, Lorn and the Isles Area Community Planning Group

8th May 2019



Oban & Lorn Care Homes & Housing Update Report

The Eadar Glinn Project Group started meeting in Feb 2018 to develop plans for the replacement/re-provision of Eadar Glinn as outlined in the HSCP Quality & Finance Plan. At this stage this was a standalone project although there was a similar project in Mid Argyll for the replacement/re-provision of Ardfenaig.

In July 2018 John Dreghorn was appointed as Service Improvement Officer for Care Homes & Housing, and the Eadar Glinn Project became part of the wider Argyll & Bute Care Homes & Housing Project (A&B CH&H). As the local project was now wider that simply the re-provision of Eadar Glinn. It was renamed as the Oban & Lorn Care Homes & Housing Project.

The A&B CH&H project is split into 4 phases:

- **Phase 1:** Review and profile current care home & housing services
- **Phase 2:** Needs Assessment, including the development of a care homes modelling tool
- **Phase 3:** Modelling Future Demand. Utilising the modelling tool and other relevant data. (see page 3)
- **Phase 4:** Planning for the Future. Using the outputs from phase 3 to plan future care home and extra care housing requirements producing a range of options for consideration

At the time writing this report we are well into phase 4 which includes a 2 stage community engagement process:

- **Stage 1: Inform and consult**

This stage involves a review of the long list of service delivery options developed by the project group. Community representatives are brought together in a workshop to review the options and eliminate those which do not meet the required

service delivery criteria (see page 10). The format of the workshop combines SWOT analysis with a mini option appraisal scoring system. Based on the outputs from the workshop the Project Group will shortlist the options which will then be fully worked up for options appraisal. The Oban & Lorn workshop took place on 29th March 2019.

- **Stage 2: Engagement**

This stage includes one or more “conversation cafe” events at which the worked up shortlisted options will be presented and discussed with members of the public. Outputs from those discussions will be taken forward to a formal options appraisal workshop to assist in the appraisal process.

The ultimate aim of this project is to produce a single preferred option which meets the care home and specialist housing needs of the local older population, which can then go forward for approval and eventual implementation.

The Oban & Lorn workshop took place on 29th March 2019 and was attended by 24 community representatives, including elected members, 3rd sector, voluntary orgs, independent providers, trade union and staff reps.

The following options were considered (see pages 4 - 9 for summary of each option):

1. Refurbishment of Eadar Glinn
2. New Care Home
3. Progressive Care Centre
4. Core & Cluster Development in Oban
5. Core & Cluster Developments in Oban and Lorn
6. West Argyll & Bute Care Home Re-provision

The outputs from the workshop are as follows:

Option 1: Scoring range of 10 - 33, with an overall average score of 21.3 (42.6%). This option had the **6th** highest score

Option 2: Scoring range of 27 - 50, with an overall average score of 37.2 (74.6%). This option had the **3rd** highest score

Option 3: Scoring range of 13 - 44, with an overall average score of 29.3 (58.6%). This option had the **4th** highest score

Option 4: Scoring range of 29 - 47, with an overall average score of 39.3 (78.6%). This option had the highest score (1st)

Option 5: Scoring range of 26 - 49, with an overall average score of 37.5 (75%). This option had the 2nd highest score

Option 6: Scoring range of 16 - 38, with an overall average score of 28.5 (57%). This option had the 5th highest score

The Oban & Lorn Project Group project group are due to meet on 30th April to review the outputs from the workshop and agree which options will progress to stage 2. This decision will be based on a combination of the above scores and the comments recorded during SWOT analysis.

Outputs from Care Home Modelling Tool

Oban & Lorn		Beds needed after:			
Jan 18:	73 funded places	5 years	10 years	15 years	20 years
Scenario A	status quo	103	122	139	156
Scenario B	65-74 & 75-84 - reduce admission rate and length of stay by 5% in first 5 years	100	115	131	146
Scenario C	Scenario B plus 10% reduction years 6-10	100	111	124	139
Scenario D	Scenario C plus 15% reduction years 11-15	100	111	120	132
Scenario E	Scenario D plus 20% reduction years 16-20	100	111	120	128
Scenario F	65-74 & 75-84 - reduce admission rate and length of stay by 10% in each 5 year block	96	101	104	107

Service Delivery Options – Long list

1. Refurbishment of Eadar Glinn

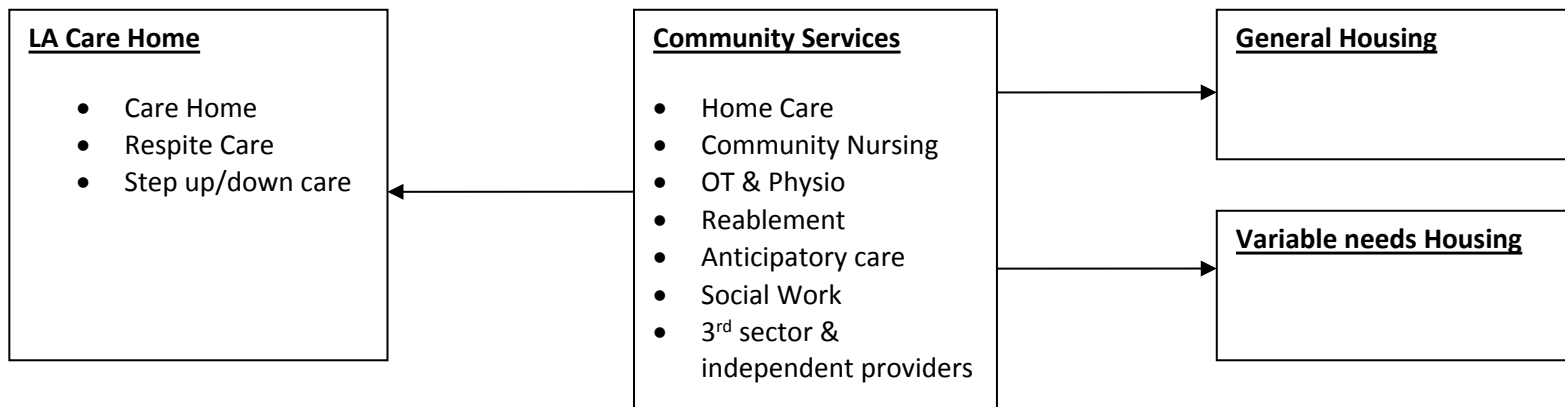
This option would require a fully costed proposal to be developed to refurbish and modernise the existing buildings with no increase in capacity or extensions to the building.

This option would include further work with Housing Associations to review and develop existing “variable needs housing units” to accommodate tenants with higher levels of care needs than can be accommodated at present.

This option may also include proposals for new variable needs housing developments in the area based on the Argyll & Bute Housing Needs Assessment report.

Nursing Care Model: As this is an option that maintains the current level of care provision, there would be no change to the provision of nursing services. For clients requiring nursing care this would be provided by community nursing services as it is at present.

Care Model



2. New Care Home

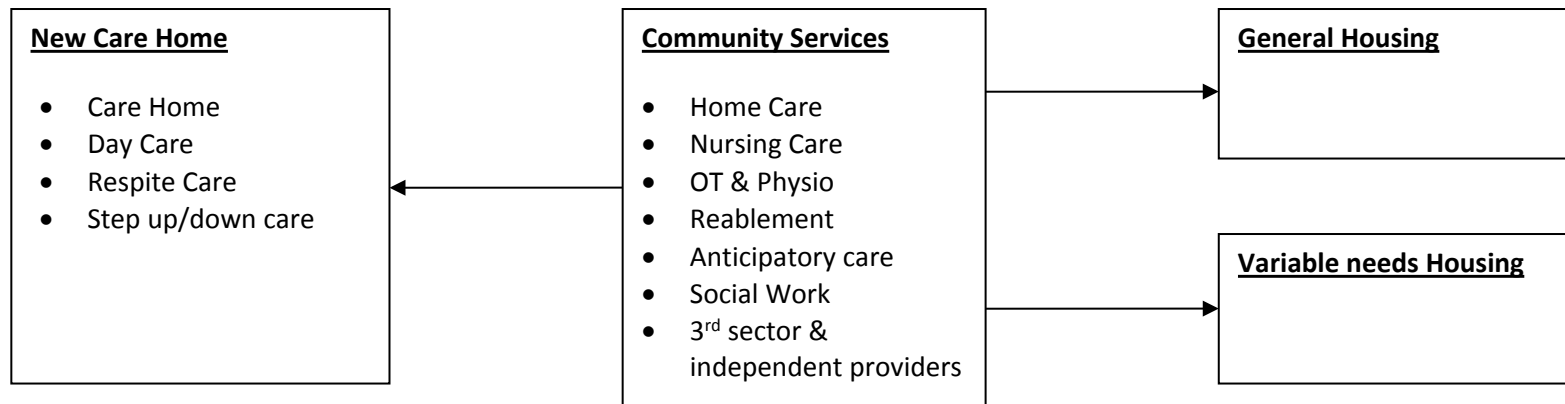
This option would be designed to meet the projected increased demand for care places in the area. It would result in the replacement of Eadar Glinn Care Home with a new purpose built care home large enough to fully meet the projected demand over the next 20 years.

This option would include further work with Housing Associations to review and develop existing “variable needs housing units” to accommodate tenants with higher levels of care needs than can be accommodated at present.

This option may also include proposals for new variable needs housing developments in the area based on the Argyll & Bute Housing Needs Assessment report.

Nursing Care Model: This option would expand the provision of care to include nursing within the new care home. This could be delivered in several ways but as a minimum there would be a requirement to have access to 24/7 nursing care. This could be delivered by nursing staff employed within the care home, or by community nursing services or by a combination of both.

Care Model



3. Progressive Care Centre

This option would result in the replacement of Eadar Glinn Care Home with a Progressive Care Centre (PCC) of sufficient size to accommodate those assessed as requiring care home placement.

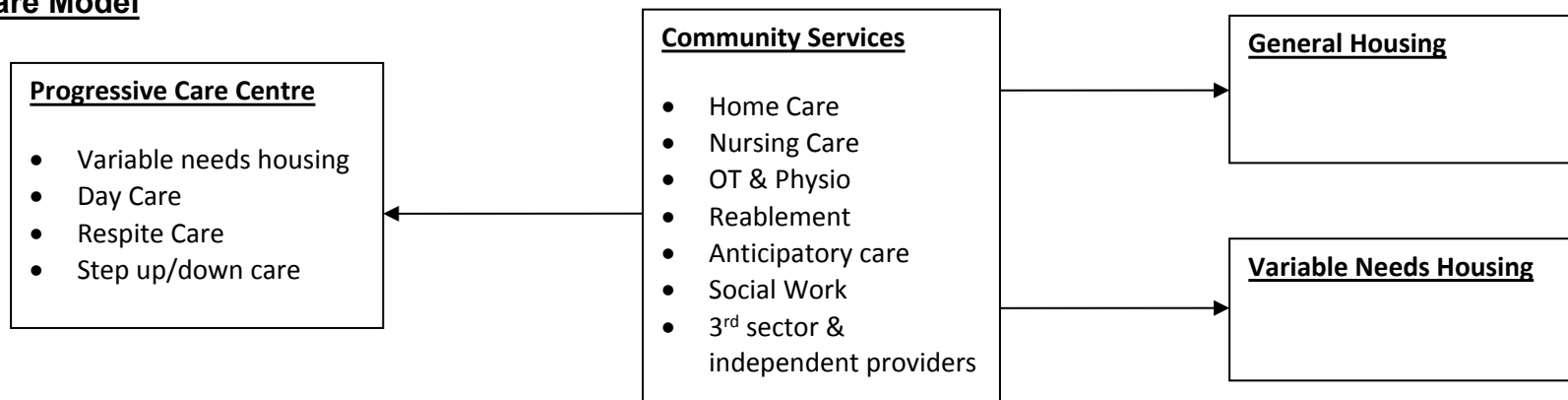
This option assumes that 24 hour care would be available and the needs of those requiring enhanced residential care and nursing care could be met by this model.

This option would include further work with Housing Associations to review and develop existing “variable needs housing units” to accommodate tenants with higher levels of care needs than can be accommodated at present.

This option may also include proposals for new variable needs housing developments in the area based on the Argyll & Bute Housing Needs Assessment report.

Nursing Care Model: This option would expand the provision of care to include nursing within a PCC. This could be delivered in several ways but as a minimum there would be a requirement to have access to 24/7 nursing care. This could be provided by nursing staff employed to work within the PCC, or by community nursing services, or by a combination of both.

Care Model



4. Core & Cluster 1: Single Development in Oban

This option would result in the replacement of Eadar Glinn Care Home with a new small/medium sized care home facility (“core”) with associated variable needs housing (“cluster”) in close proximity. This would be located in the Oban area.

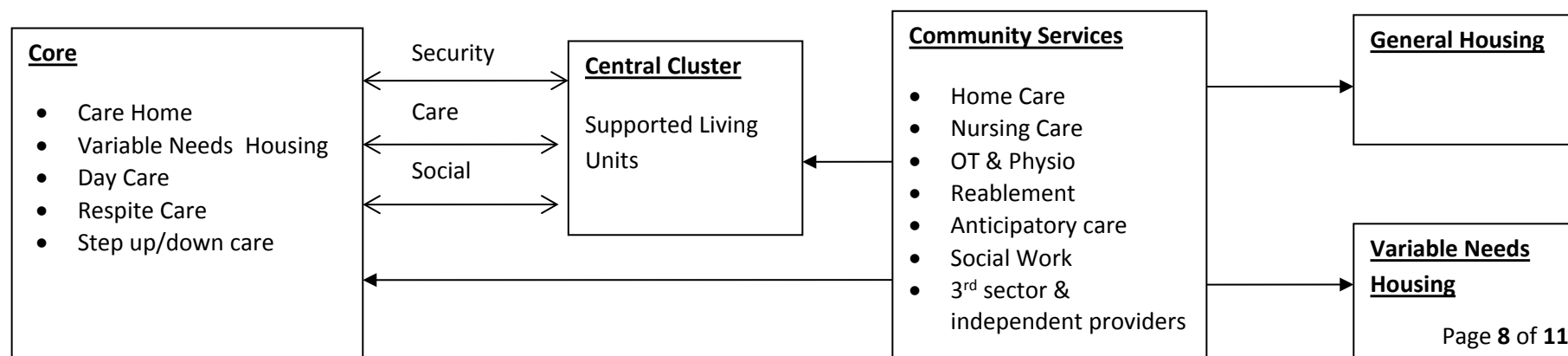
In this model staff working within the core would also provide care and a 24 hour response to those in the cluster. Clients in both the core and cluster would also access care from the wider community services.

This option would include further work with Housing Associations to review and develop existing “variable needs housing units” to accommodate tenants with higher levels of care needs than can be accommodated at present.

This option may also include proposals for new variable needs housing developments in the area based on the Argyll & Bute Housing Needs Assessment.

Nursing Care Model: This option would expand the provision of care to include nursing within the core & cluster. This could be delivered in several ways but as a minimum there would be a requirement to have access to 24/7 nursing care. This could be provided by nursing staff employed to work within the core & cluster, or by community nursing services, or by a combination of both.

Care Model



5. Core & Cluster 2: Several smaller scale developments across Oban & Lorn

This option is a variation on option 4 and would result in the replacement of Eadar Glinn Care Home with a new small/medium sized care home facility (“core”) with associated variable needs housing (“cluster”) in close proximity, plus several new variable needs housing clusters in the following areas: Dalmally/Taynult/Connel, North Lorn, & South Lorn

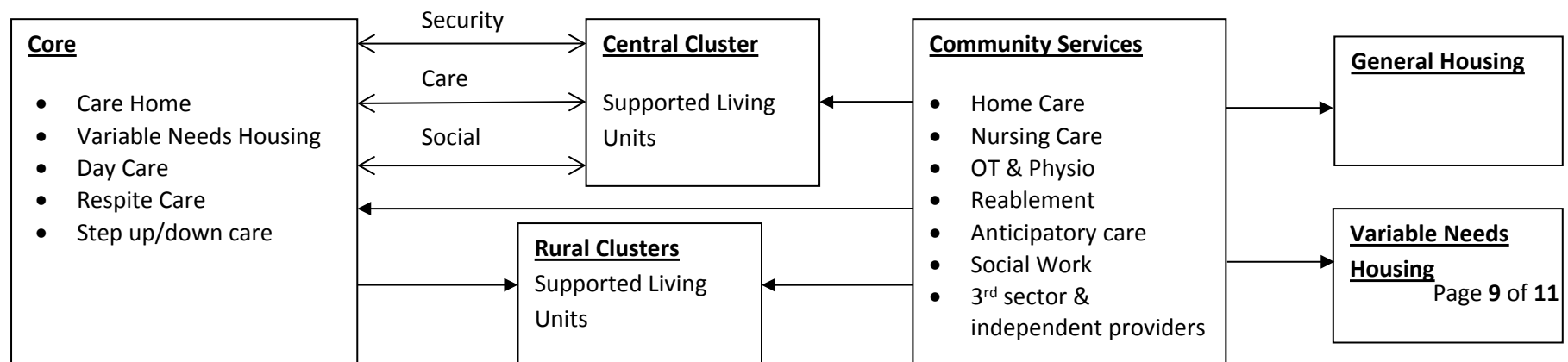
In this model staff working within the core would also provide care and a 24 hour response to those in the cluster. Clients in both the core and cluster would also access care from the wider community services

This option would include further work with Housing Associations to review and develop existing “variable needs housing units” to accommodate tenants with higher levels of care needs than can be accommodated at present.

This option may also include proposals for new variable needs housing developments in the area based on the Argyll & Bute Housing Needs Assessment.

Nursing Care Model: This option would expand the provision of care to include nursing within the core & cluster. This could be delivered in several ways but as a minimum there would be a requirement to have access to 24/7 nursing care. This could be provided by nursing staff employed to work within each core & cluster; or by community nursing services; or by a combination of both.

Care Model



6. West Argyll & Bute Care Home Re-provision: A single development (Care Home or PCC, and/or housing) replacing Ardfenaig and Eadar Glinn

This option would result in the replacement of Eadar Glinn, and Ardfenaig Care Homes with a new care home, or Progressive Care Centre, and/or variable needs housing, large enough to fully meet that demands for care home places in Oban & Lorn and Mid Argyll over the next 20 years.

This option would also include further work with Housing Associations to review and develop existing “variable needs housing units” to accommodate tenants with higher levels of care needs than can be accommodated at present.

This option may also include proposals for new variable needs housing developments in both areas based on the Argyll & Bute Housing Needs Assessment.

Nursing Care Model: This option would expand the provision of care to include nursing within the agreed care model.. This could be delivered in several ways but as a minimum there would be a requirement to have access to 24/7 nursing care. This could be provided by nursing staff employed to work within the core & cluster, or by community nursing services, or by a combination of both.

Care Model

See options 2, 3, and 4, as this option would be based one of those

Service Delivery Options – Short listing Criteria

The following criteria should be considered when reviewing the long list of options presented at the workshop. Only options which fully or mostly meet these criteria should progress to formal option appraisal.

Criteria

The Option:

- Meets the projected local demand for care home places over the next 20 years as per the outputs from the modelling tool
- Offers care solutions that are as close as possible to local communities (ie within a reasonable travelling distance for the majority of the local population - 1 hour or less driving time)
- Has a balance of care home and housing solutions for individuals
- Offers some degree of choice to individual clients
- Offers access to respite
- Offers access to step up/down
- Does not de-stabilise existing care providers
- Is flexible in terms of overall future capacity planning
- Offers access to 24 hour nursing care

These criteria are in no particular order as all are considered essential to ensure the provision of adequate care home & housing services for older people