

BUSINESS CASE

EXTENSION OF THE EXTRA CARE HOUSING AND SOCIAL INCLUSION CONTRACT TO 31 MARCH 2025

**I. EXECUTIVE SUMMARY**

This paper describes the intention to extend the current contracts for the delivery of Extra Care housing for older people contract (care element) and Social Inclusion for a period of 8 months. The contract extension for extra care housing for 8 months holds a contract value of circa £2,117,946, and the contract extension for social inclusion for 8 months has a contract value of approximately £97,987.20.

The purpose of the 8-month contract extension is due to the higher-than-expected level of response to the published tender and therefore an extension will allow sufficient time for a robust and thorough evaluation and moderation period. This extension period will also provide sufficient time should there be a requirement for TUPE processes to be undertaken if this applies following the contract award. Fortnightly Project Board meetings are in place to monitor progress and ensure the project is adhering to timescales and the planned trajectory of activity.

Plymouth City Council currently spends approximately £3.4m per annum on care and support in 7 ECH schemes across the City for people over 55 years of age. The social inclusion service holds an annual value for Plymouth City Council of circa £180k.

Plymouth City Council's Cabinet approved the recommendation to procure a new service in July 2023.

2. THE SERVICES**EXTRA CARE**

An Extra Care (ECH) scheme is where people have their own self-contained homes as part of a larger complex, have a legal right to occupy the property, and have the provision of 24/7 on-site care and support. Plymouth has 7 Extra Care schemes; the total current budget for extra care housing is £3.4m, representing £1m for core service delivery and £2.4m for commissioned self-directed care packages.

Unit name	Area of Plymouth	Landlord	No of flats (all a mix of 1 and 2 bedrooms)	No of commissioned clients (as at April 2023)	No of staff (as at April 2023)
Astor Court	Cattedown	Sovereign	30	19	17
Devonport Views	Devonport	Livewest	42	29	17
Riverview	Ernesettle	Aster	40	21	21
Runnymede	Ernesettle	Anchor	38	27	20
St Barnabas	Stoke	Aster	32	22	23
St Paul's	Efford	Aster	40	38	37
The Rise	Plympton	Housing 21	76	9	30
Total			298	165	165

SOCIAL INCLUSION

The Social inclusion service that is delivered to the various extra care schemes provides a broad range of activities for the residents both living within the schemes and some of the surrounding areas where appropriate.

Provider	Schemes covered
Elder Tree (VCS)	Astor Court Runnymede St Barnabas St Paul's The Rise
Livewest (Housing Provider)	Devonport Views
Total	c£15,138 monthly c£181,680 annually
NB. There is currently no formal social inclusion at Riverview	

3. ALTERNATIVE OPTIONS CONSIDERED

	Option	Comments
1.	Shorten procurement process	Due to the higher-than-expected level of bids received, sufficient time and diligence needs to be given to the process to ensure it is robust, fair and meets regulations. There is also the potential for TUPE to apply and so this will require a sufficient amount of lead in time.
2.	Do nothing – let the contracts expire whilst procurement is ongoing	This provision supports citizens to be able to live independently and engage in social activities. Without sufficient provision in place there is a risk that needs will be unmet and demand will rise for more intensive forms of housing, support and care. The Local Authority has a statutory duty to provide care and support for people, and therefore it is not an option to not have these services in place.

TIMESCALES

An indicative timescale is as follows:

Activity	Timescale
Extension of contracts with current providers to 31/03/2025	July 2024
Tender process	June - October 2024
Contract Award	November 2024
Development of mobilisation plan	December 2024 – March 2025
Contract Go Live	April 2025