

Meeting of:	Cabinet
Date of Meeting:	Thursday, 25 June 2026
Relevant Scrutiny Committee:	Live Well Scrutiny Committee
Item which the Chair has decided is urgent (Part I) (If yes, why)	Not applicable
Urgent Decision Procedure Used (15.14 of the Constitution) (If yes, why)	Not applicable
Item Type	Part I
Report Title:	Commissioning Extra Care Domiciliary Care Services in Penarth, the Vale of Glamorgan
Portfolio Holder:	Cabinet Member for Social Care and Health
Strategic Leadership Team:	Director of Social Services
Lead Officer:	Head of Resource Management and Safeguarding

1.0 **What is this report about?**

- 1.1 To seek Cabinet approval to undertake a commissioning exercise and to enter into a contract for the delivery of Extra Care domiciliary care services in Penarth, the Vale of Glamorgan.
- 1.2 Construction of the facility is progressing well, with the roof structure due for completion in May of this year and internal works scheduled to begin shortly thereafter. External landscaping and groundworks are still underway. The development remains on course for completion in Spring 2027, at which point the commissioned care and support service will commence. The service will provide 70 flats, the majority being one-bedroom, offering on-site care and support for eligible people aged 50 years and over with care and support needs.
- 1.3 It is proposed that the contract is awarded for an initial period of 5 (five) years, with the option to extend for up to a further 2 (two) years.

2.0 What is the Recommendation?

	Recommendation – What and How?	Reason for Recommendation – Why?
2.1	That Cabinet notes the content of the Part I report with a view to taking decisions as part of the associated Part II report on the meeting agenda.	To allow decisions to be taken as part of the associated Part II report.

3.0 What is the background to this report?

- 3.1 The Welsh Government's guidelines for developing Extra Care housing in Wales 2006 state that at Local Authority level, Extra Care housing should be commissioned and developed as a result of joint strategic planning across health, housing, social care, voluntary and independent sectors.
- 3.2 Part 2 of the Social Services and Wellbeing (Wales) Act 2014 places a duty on Local Authorities to have regard to the importance of promoting the adult's wellbeing and independence which is a fundamental principle of Extra Care. There is also a need to develop future services, within available resources, to meet the changing aspirations and expectations of people to lead more independent lives as they get older This is especially important given the ageing population and the demographic profile within the Vale of Glamorgan.
- 3.3 Extra Care Housing schemes provide high quality accessible accommodation with the availability of onsite care and support services specifically tailored to meet individual assessed needs and the social needs of the extra care community.
- 3.4 Extra care is a popular choice for a range of reasons including:
- Maintaining independence within a home which is their own. Good quality housing that is adapted to the needs of older people is known to support people's wellbeing by enabling people to be independent at home, reduce risk of falls and enable improved access for friends and neighbours thus reducing social isolation.
 - The comprehensive onsite support. The availability of flexible outcome focused care and support at home within an extra care setting enables person-centred care that is able to adapt to the needs of the individual with the added bonus of creating links across the community.
 - Greater opportunities for social interaction. The Extra Care community offers a supportive and inclusive environment that encourages a shared ownership of the space and opportunities for social activities that is known to enhance wellbeing and quality of life.
 - Providing a physical environment which is specifically designed to meet the needs of older people. Removing physical barriers to independence enables people to feel safe in their own homes and communal areas thus giving people more confidence to be independent.

3.5 The Extra Care facility in Penarth is a 70-unit building with up to 76 bed spaces available in 6 double and 64 single units.

4.0 What issues are there to be considered?

4.1 The tender process will be managed by a project group which includes representatives from Adult Services, Finance and Commissioning Teams within Resource Management and Safeguarding, and procurement advice from Ardal Procurement. A Project Group has been set up to ensure timely resolution of any issues that may occur within the tender process. Informed debate and discussion will be allowed for decisions to be agreed, ensuring continued progress of the tender process within required timescales.

4.2 Following advertising of the tender process organisations will be invited to complete an Invitation to Tender (ITT).

4.3 The price submission will require bidders to submit a price. The evaluation criteria for the tenders are 60% quality, 30% price and 10% community wellbeing benefits.

4.4 All providers will be asked to provide written submissions against quality questions included within the ITT document. Their written submissions will be assessed by an internal evaluation panel.

4.5 Providers will also be evaluated on their quality through an interview and presentation process. Providers are to be asked to present their proposals and answer a series of formal questions to the evaluation panel. Their responses will be evaluated and scored by the panel.

4.6 Local citizens will also be involved in the quality element of the process, with opportunity to ask direct questions of the potential providers during the interview stage.

4.7 Following the evaluation of overall quality and price, this will be combined with the Provider's due diligence responses within their Pre-Selection Questionnaire (PSQ) to identify the preferred Provider for the service.

4.8 The contract is to be awarded initially for 5 (five) years with an option to extend for up to a further 2 (two) years in negotiation with the successful bidder.

5.0 How has evidence been used to inform the report, including the views of others?

5.1 The report has been informed by a range of national and local evidence, including the Welsh Government's Guidance for Developing Extra Care Housing in Wales (2006) and the duties placed on local authorities under the Social Services and Well-being (Wales) Act 2014. These frameworks emphasise the promotion of independence, wellbeing and preventative approaches for older people, which underpin the proposed commissioning model.

5.2 Local evidence has been drawn from demographic data and needs analysis undertaken by Adult Services, which demonstrate an increasing older population within the Vale of

Glamorgan and growing demand for housing-based solutions that support independence and delay or prevent admission to residential care.

- 5.3 The report has also been informed by operational learning from existing Extra Care schemes and domiciliary care provision within the Vale of Glamorgan and neighbouring Authorities. In addition, input has been provided by internal stakeholders including Adult Services, Finance, Commissioning, Procurement and Legal Services. The commissioning approach proposes direct involvement of citizens in the procurement process, ensuring that the views and priorities of local people are reflected in the evaluation of potential providers.

6.0 What are the next steps if the recommendations are approved?

- 6.1 Commission a contract relating to the provision of domiciliary care and support in a new Extra Care facility in Penarth.
- 6.2 Award the contract to the successful provider.
- 6.3 Agree contract terms with an anticipated 5 + 2-year arrangement.
- 6.4 Ensure appropriate safeguards around quality of care, cost control, data protection and exit provisions.

7.0 How does this report support Vale 2030 and Reshaping?

- 7.1 This report supports the objectives of Vale 2030 by addressing its core working objectives:

WO1: Creating great places to live, work and visit

- A well-commissioned extra care service enhances the local social care infrastructure ensuring that people can access meaningful person-centred support within high-quality, self-contained homes, promoting independence and community living.
- It also enables employment and volunteering opportunities for support workers, facilitators, and local partners.

WO2: Respecting and celebrating the environment

- A multi-occupancy housing scheme in an accessible local setting reduces the need for long travel, lowering carbon emissions.
- Encouraging active travel and local engagement helps staff and residents build eco-conscious routines.

WO3: Giving everyone a good start in life

- If intergenerational activities are built into the model (e.g. Shared sessions with schools or youth projects), the service can help foster mutual understanding and shared learning.

WO4: Supporting and protecting those who need us

- This is the most directly aligned objective. The service provides 24/7 outcome-focused and supportive care for people over the age of 50 years and over with varying care and support needs.

- It contributes to wellbeing, safeguarding and community resilience through the promotion of independence and support with accessing communal facilities.

WO5: Being the best Council we can be

- Commissioning the service using co-production with service users reflects best practice and citizen-centred planning.
- Applying the Sustainable Development Principle (long-term, prevention collaboration integration and involvement) demonstrates the Council's commitment to excellence and transparency.
- Investigating in quality, outcome-focused commissioning promotes innovation, accountability and long-term sustainability.

8.0 How does this demonstrate the Five Ways of Working?

- 8.1 **Long Term** – the Council's commitment to developing an Extra Care housing scheme for those living in the Vale of Glamorgan represents a focus on the long-term wellbeing of individuals using the service and the sustainability of social care by promoting and fostering a culture of independence.
- 8.2 **Collaboration** – the Extra Care service is a collaboration between those in receipt of the commissioned care and support as well as partner organisations. The service will utilise Your Choice care hours to provide communal activities through a co-productive and collaborative approach.
- 8.3 **Prevention** – the aim of Extra Care is to provide a safe environment where people can be supported to live independently, and to provide outcome-focused care and support where possible to prevent need escalating and in turn reducing demand on additional services.
- 8.4 **Involving People** – Each person receiving the service will be supported to participate in decisions affecting them and be involved in planning, reviewing and designing services, ensuring that they feel safe, listened to, secure and confident in the service provided to them.
- 8.5 Involvement of citizens will also be central to the commissioning process of the service whereby a citizens panel will ask questions to bidding organisations at the interview stage. The scores of these questions will be given equal weighting to those posed by the interview panel.
- 8.6 **Integration** – the Council expects the successful bidder to build upon existing relationships with other professionals and agencies to avoid duplication and maximise positive outcomes.

Resources

9.0 Finance

- 9.1 It is the intention of the Vale of Glamorgan Council to undertake a procurement exercise to identify a suitable Provider for the service set out above.
- 9.2 Services for Vale of Glamorgan service users will be funded from within the Social Services budget.

10.0 Workforce

10.1 The process of monitoring the service will be undertaken by staff within the Social Services Directorate, making appropriate use of corporate expertise and processes in areas such as procurement, finance and HR where required.

10.2 The service will promote the employment of local people from the Vale of Glamorgan which will have the following benefits:

- Reduced travel mileage to work with corresponding environmental benefits.
- Local employees will have existing social connections with the area that will benefit the opportunities offered to members.
- High quality local employment for local citizens.

11.0 Legal and Equalities

11.1 **Does an Equalities Impact Assessment need to be completed? If not, why?** An Equalities Impact Assessment has not been completed at this stage because the proposal relates to the commissioning of a service for a newly developed Extra Care facility and does not involve changes to eligibility criteria or a reduction in service provision. An EIA will be completed prior to service commencement if required.

11.2 Any change of service provided as a result of a tendering exercise may result in TUPE being applied. If this occurs, Legal Services will be consulted as appropriate.

11.3 The review of all working arrangements between the Council and other agencies will ensure that services are provided through robust contracts that fully reflect the responsibilities of the Council and the Provider.

12.0 Key Contacts

12.1 **Who are the primary officers to contact with any comments and/or queries on the report?**

Lead Officer: Iain McMillan Head of Resource Management and Safeguarding IMcMillan@valeofglamorgan.gov.uk	Democratic Services Officer Matt Swindell Cabinet and Committee Services Officer. m1swindell@valeofglamorgan.gov.uk
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Appendix

None.

Background Documents

None.