

Agenda Item No. 10 (i)

Matter which the Chairman has decided is urgent by virtue of the need to ensure timely information is provided regarding the developments at the Bryneithin site.

Cabinet considered the report on the 18th of November and resolved:

- (1) T H A T the outcome of the community consultation exercise be noted.
- (2) T H A T the Director of Resources in consultation with the Leader, Cabinet Member for Adult Services and Head of Legal Services be granted delegated authority to market and dispose of the Bryneithin site.
- (3) T H A T the Director of Resources be authorised to appoint property agents/consultants to assist with the marketing and disposal of the Bryneithin site.
- (4) T H A T the Head of Legal Services be authorised to prepare, complete and execute the appropriate legal documentation required to dispose of the Bryneithin site;
- (5) T H A T the appropriation of the woodland area from the Social Services Department to the Learning and Skills Department for the purpose of the land becoming a part of the school grounds of St. Andrew's Major School be authorised.
- (6) T H A T the Bryneithin site be declared as a surplus site in order to achieve the above.

A report on the consultation is attached.

Lance Carver
Head of Adult Services/ Locality Manager



**The Future of the Former Bryneithin Residential Care Home Site
Consultation Report**

Summary

A public consultation exercise was undertaken to gain an understanding of the opinion of local residents and key stakeholders on the initial options and to elicit additional suggestions for the site that would assist in meeting the care and support needs of older people in the Vale. The consultation period lasted 8 weeks from 22 July 2013 until 13 September 2013.

There was an encouraging response to the consultation. In total 129 residents of the Vale of Glamorgan and other key stakeholders participated.

The views gathered from written responses and at the consultation sessions provide an understanding of residents' views on the key issues relating to the development of the Bryneithin site. The information gathered allows us to draw a number of conclusions.

1. There is broad popular support for the Council's aim to ensure the site continues to meet the care and support needs of older people in the Vale of Glamorgan.
2. The preferred option of many local residents would be for some form of care facility for older people to be developed on the site.
3. Local residents feel strongly that there is a need for greater care provision for residents with dementia.
4. Local residents feel strongly that there is a great need for additional respite facilities for those residents caring for older people.
5. If it were not possible to develop a care facility on the Bryneithin site then a housing development for older people would be welcomed by a significant number of local residents.
6. There are a number of concerns, most notably about the transport links to the site, which will need to be addressed as part of the project.

Background

The site of the former Bryneithin Residential Care Home is located on the west fringe of Dinas Powys. The site extends 2.75 acres; it is in the freehold ownership of the Vale of Glamorgan Council. Following the closure of the care home, a Vale of Glamorgan Council Cabinet working group was established to identify and appraise options for the future of the site to enable the Council in meeting the needs for care and support of older people living in the Vale.

This working group has identified the most viable options as being either a private residential development for older people, a registered social landlord residential development for older people, a private extra care facility or a registered social landlord extra care facility.

Following this initial work Cabinet granted the working group authority to consult key stakeholders and the local community on the options identified for the future use of the site.

Methodology

The purpose of the consultation was to gain an understanding of the opinion of local residents and key stakeholders on the initial options and to elicit additional suggestions for the site that would assist in meeting the care and support needs of older people in the Vale. The consultation period lasted 8 weeks from 22 July 2013 until 13 September 2013.

Two key questions were posed to respondents during the consultation.

1. What are your views on the Vale of Glamorgan Council's aim to ensure the site will continue to help meet the needs of older people living in the Vale?
2. How do you feel the site could be used to meet the needs of older people living in the Vale?

Residents were able to submit their views online, in writing and by telephone via the C1V contact centre.

To provide local residents with an opportunity to ask questions and raise concerns a community drop-in session was held in Dinas Powys during the consultation period. In attendance at the session were the Leader of the Council, the Director for Social Services, the Major Projects Officer responsible for project management, and the Corporate Consultation Officer responsible for managing the consultation process.

Three consultation sessions were held with voluntary and community groups comprised of Vale residents during the consultation period. The sessions were held with the Vale 50+ Strategy Forum, the Vale 50+ Strategy Forum Housing Sub-Group and the Penarth Ageing Well Club (detailed notes from these sessions are given in Appendix A).

In addition to consultation with Vale residents this project also focused on consulting other key stakeholders, particularly community and voluntary groups, on the future of the site and the needs of older people in the Vale. Fifteen additional stakeholders were identified and invited to respond to the consultation (these organisations are listed in Appendix B).

A consultation session with representatives from a number of voluntary groups in the Vale was organised by the Vale Centre for Voluntary Services (detailed notes of this session are given in Appendix A).

To ensure that the public consultation was effectively promoted a range of communications tools were used. The consultation was promoted online, via social media, in the local press and using flyers and posters distributed to houses and local shops within Dinas Powys.

Results

There was a very encouraging response to the consultation. A large number of constructive and informed comments were received.

Sixty one written and online responses were received during the consultation period. In addition to this sixty three residents attended the three consultation sessions held during the consultation period and 5 representatives of voluntary groups operating in the Vale attended the consultation session arranged by VCVS.

There were a number of common themes present in the responses received as well as a clear consensus of opinion on some of the key issues.

The Council's Aim for the Site

One of the primary aims of the consultation exercise was to establish whether there was support from Vale residents for the Council to pursue its proposed aim for the site. The consultation made clear that the Council's primary goal for the Bryneithin site was to ensure that it continued to be used to meet the care and support needs of older people living in the Vale of Glamorgan.

The responses to the consultation suggest that there is overwhelming support for this aim within the community. There was a strong consensus of opinion at all of the consultation sessions, including unanimous support at two, that the Vale of Glamorgan Council was correct in pursuing this aim for the site. Only two responses received expressed any objection to this aim while fifty six supported it.

I am in total agreement with the Council's aim to continue the use of the site for the needs of older people living in the Vale.

Absolutely in support of the site continuing to provide for the needs of older people in the Vale. This will become a desperate situation for many elderly people as numbers grow if provision is not maintained.

During the consultation sessions concerns were raised that the Council may not be wholly committed to this aim. There was particular concern that a contingency plan to sell the land for private development would actually be the Council's preferred option. This is something that should be addressed in the communications strategy as the project progresses.

The Needs of Older People in the Vale and Suggested Uses for the Site

The results of the consultation also suggest a strong consensus of opinion on what the needs of older people in the Vale currently are and for how these could be addressed using the Bryneithin Site.

The background information provided during the consultation stated that the possibility of using the site to provide housing for older people or a residential care facility were two options under consideration by the cabinet working group. The majority responses to the consultation and the discussions at the drop-in sessions focused on these two potential uses.

Residential Care or Extra Care Facility

The most commonly suggested use for the Bryneithin site was for some form of care provision. 59% of the respondents to the consultation suggested a form of care provision as a possible use for the site.

I believe that having a residential home is a priority, a place where older people could live out their final years with dignity.

Accommodation for the elderly ranging from fairly independent to full care with communal dining room and other facilities.

There was agreement at all of the consultation sessions that this would be the preferred use of the site. The discussions at the two sessions held with branches of the Vale 50+ Strategy Forum addressed the potential for a care facility in detail.

There was a consensus among those present at both sessions that there were very good examples of extra care facilities within South Wales – notably one managed by Linc Cymru in Cardiff – and that any potential facility in the Vale should be of this standard. There was also agreement that any care facility should provide for residents with varying levels of care needs in an inclusive manner.

There was strong perception among those present at all of the consultation sessions that the current level of residential care provision within the Vale is inadequate and that these limited resources will be under increasing strain in future years.

In addition to this all groups also raised and viewed positively the prospect that the Bryneithin site could become a “hub” for care for older people in the Vale.

Dementia Care

The most commonly identified need in the consultation was that of care and support for dementia sufferers in the Vale. A quarter of the responses submitted to the consultation either highlighted the need for greater dementia care or suggested that the Bryneithin site be used to provide this.

An extra care facility would be good, BUT, for Dementia! There is not enough specialized care for dementia in the Vale, and carers of Younger Onset Dementia sufferers are screaming out for respite. Please SERIOUSLY consider these people when looking at care. This could then become a Centre of Excellence flagship in Dementia care in Wales.

As dementia becomes more prevalent both younger & older will have to be catered for and appropriate places should be available. The council should not try to place people in odd beds that have become available here or there. We need real facilities for people who need quality of life not institutions or beds upstairs out the way in a frailty home or disabilities home. We need a Centre of excellence to tackle this horrendous disease for people with Dementia and their families.

The need for dementia care was also raised in all of the consultation sessions. At all three sessions with residents members of each group raised the lack of dementia care as a serious issue in the Vale and there was strong consensus that this was an issue that needed to be addressed.

The Vale 50+ Strategy Forum felt very strongly that this was a gap that needed to be addressed and that it should be viewed as a priority.

Respite Care

The results of the consultation suggest that local residents feel the other major need for older people in the Vale is for respite or day care. One in five responses received either highlighted the need for respite care or suggested that the Bryneithin site be used to provide this.

I also think it is very important that the site should offer residential respite care to support people looking after older relatives. This enables older people to stay longer in their own homes. With an ageing population it is vital that these growing needs are catered for.

This facility is needed more than ever with so many elderly having dementia, it could also be used as a respite facility for carers to use with confidence.

The need for additional respite facilities in the Vale was discussed at all of the consultation sessions and was agreed to be the greatest need in the Vale at one.

Housing Development for Older People

After any form of care facility a residential development for older people was the most common suggested use for the site. A third of all responses to the consultation suggested some form of housing development for older people as a potential use for the site.

Single or two bedroom link houses with a community eating and meeting facilities. Think of the houses given up when older residents move out into the new development.

I would like to see the site used for a mix of purposes e.g., Residential homes for over 55's who want independent housing with some care facilities included.

The possibility of the site being used for housing for older people was also viewed positively at the three consultation sessions held with residents. However, all three groups were clear that this should only be considered as an alternative if it was not possible to develop some form of care facility as this was the more pressing need.

Additional Suggestions

In addition to these suggested uses there were alternatives suggested by a small number of respondents to the consultation.

A small number of respondents suggested that the site should be sold and the income generated used to fund adult services provision elsewhere in the Vale. This was also raised as an option at one of the consultation sessions with residents and at the session with representatives of the third sector; however it was not viewed as a preferable course of action by either.

There were also suggestions that the site be used to provide social housing, facilities for young people or as a general purpose community facility.

Concerns

There were also a number of concerns raised by residents during the consultation.

The most commonly raised concern was the lack of public transport links to the site. This was an issue that was raised and discussed at length at all three of the consultation sessions with residents. All three groups felt strongly that this was an issue that would have to be addressed. This issue was also mentioned in a number of written responses.

Five respondents to the consultation as well as a number of residents that attended the community drop-in session expressed a concern that the Council's preference would be to sell the site for a private residential development.

Concerns were also raised that the design of any potential new buildings would not be sympathetic to the local area. A number of residents that attended the drop-in sessions felt that the Council would not be concerned with the design of the building.

These concerns should be addressed in the communications strategy as the project progresses.

Conclusions

The results of the public consultation on the future of the former Bryneithin residential care home site allow us to draw a number of conclusions.

1. There is broad popular support for the Council's aim to ensure the site continues to meet the care and support needs of older people in the Vale of Glamorgan.
2. The preferred option of many local residents would be for some form of care facility for older people to be developed on the site.
3. Local residents feel strongly that there is a need for greater care provision for residents with dementia.
4. Local residents feel strongly that there is a great need for additional respite facilities for those residents caring for older people.
5. If it were not possible to develop a care facility on the Bryneithin site then a housing development for older people would be welcomed by a significant number of local residents.
6. There are a number of concerns, most notably about the transport links to the site, which will need to be addressed as part of the project.

Appendix A

The future of the former Bryneithin site – Public Consultation Consultation Session with Vale 50+ Strategy Forum

On 08 August 2013 an open session of the Vale 50+ Strategy Forum was held to discuss the future of the former Bryneithin care home site in Dinas Powys. There were 11 members of the forum present as well as the Older People Strategy Coordinator, the Deputy Leader of the Council and the Corporate Consultation Officer.

Attendees were given a brief history of the site and of the parameters of the public consultation were explained.

The Deputy Leader of the Council, Cllr Stuart Egan, answered some initial questions of the Council's intentions for the site before opening the discussion.

The session was facilitated by the Chair of the Vale 50+ Strategy Forum and the Corporate Consultation Officer. The discussion covered a number of issues but focused on three areas; the merits of the Council's approach; the needs of older people in the Vale; and suggested future uses for the site.

The Council's Aim for the Site

There was unanimous agreement among those present with the Council's aim to ensure the site continued to provide for the care and support of older people within the Vale of Glamorgan.

The group felt strongly that there was currently insufficient care provision within the Vale of Glamorgan, particularly for those with dementia, and that this must be addressed.

The group accepted the rationale for demolishing the existing building on the basis that it would aid the development of an improved facility. However, there were concerns that the demolition demonstrated a second agenda to prepare the site for a housing development.

Care and Support Needs of Older People in the Vale

The group discussed a number of specific care and support needs as well as the need to look at the "bigger picture" and plan strategically for the future.

The issue that dominated the discussion was that of care for dementia sufferers in the Vale. The group felt very strongly that this was a gap that needed to be addressed and that it should be viewed as a priority.

A number of those present also stressed that there was a serious lack of care options for younger dementia sufferers in the Vale.

Suggested Future Uses for the Site

Much of the discussion centred on the potential future uses for the site. The two options under consideration by the Cabinet working group – a residential care facility or a residential development for older people – were both viewed positively by the group. However, there was agreement that the greater need was for a new extra care facility for the Vale.

Members of the group had visited a selection of care facilities in South Wales and felt strongly that there are examples of “excellent” extra care provision that could be used as templates for any future development of the site. Hafod and Linc Cymru were noted as very good providers.

The group felt that ideally the site should be used for an extra care facility that could provide support to a diverse group of residents with varying care needs.

Dementia care and respite provision were viewed as the priorities for any facility.

There was a lengthy discussion on the potential for the site to become a “hub” for care for older people. The concept was viewed very positively.

The group felt that there would be merit in exploring the possibility of co-operative models for any potential development.

Other Issues

Concerns were raised about the timescale for any development. The group felt that the needs highlighted during the discussion were all pressing and so action was required as soon as possible.

Concerns were raised about the transport links to the site. The group felt that as there are at present no public transport links to the site this would have to be addressed.

The group felt that any building would have to be designed to blend into the surrounding area.

The future of the former Bryneithin site – Public Consultation Consultation Session with Vale 50+ Strategy Forum Housing Sub-Group

On 04 September 2013 a consultation session with the Housing Sub-Group of the Vale 50+ Strategy Forum was held to discuss the future of the former Bryneithin care home site in Dinas Powys. There were 12 members of the group in attendance as well as the Older People Strategy Coordinator and the Corporate Consultation Officer.

Attendees were given a brief history of the site and of the parameters of the public consultation were explained.

The session was facilitated by the Chair of the Vale 50+ Strategy Forum and the Corporate Consultation Officer. The discussion covered a number of issues but focused on the two suggested future uses for the site.

The Council's Aim for the Site

There was unanimous agreement among those present with the Council's aim to ensure the site continued to provide for the care and support of older people within the Vale of Glamorgan.

Care and Support Needs of Older People in the Vale

The need for additional respite care within the Vale was a major point of discussion. The group felt that respite care was "vital" to older people in the Vale and that there was currently a "huge gap" in provision.

The need for more dementia care was also raised.

Suggested Future Uses for the Site

The group felt that the Vale had an ageing population and increasing rates of dementia. As a result they felt that care provision should be seen as a priority.

The group were in favour the idea of a residential development for older people on the site if a care facility could not be delivered.

A number of members of the group had visited an extra care facility run by Lic Cymru in Cardiff. Those that were familiar with the facility felt strongly that this was what was needed in the Vale. Some members of the group also spoke positively about the facility being developed in Barry.

The group felt that the site had the potential to become a 'hub' for support services for older people in the local area. There was also a strong feeling that this should extend to 'lifestyle' services such as fitness clubs.

Other Issues

There were serious concerns about the lack of public transport links to and from the site. The group felt this would have to be overcome if any development were to go ahead.

The group felt strongly that whatever was developed on the site it must be available to and affordable for all residents. There were some concerns that any residential development may potentially be too expensive for many older people to afford.

The group were in agreement that any development must be sympathetic to the local area. A number of those present also expressed a desire for a level of community involvement in the design of any development.

The group felt that if an extra care facility were to be situated on the site that this should be integrated into the local community as much as possible. A number of members felt that the Council should make a commitment to this issue.

There were also concerns about how any development of the site would impact on local infrastructure.

The future of the former Bryneithin site – Public Consultation Consultation Session with Penarth Ageing Well Club

On 11 September 2013 the Corporate Consultation Officer attended a meeting of the Penarth Ageing Well Club to discuss the future of the former Bryneithin site in Dinas Powys. There were 40 members of the club present.

Those present were given a brief history of the site and of the parameters of the public consultation were explained. There was a brief question and answer session with the group and then the Corporate Consultation Officer posed a number of questions to gain an understanding of the group's opinion of the matter.

The discussion focused largely on the perceived need for care and support for less affluent older people in the Vale of Glamorgan.

The Council's Aim for the Site

There was agreement among those present with the Council's aim to ensure the site continued to provide for the care and support of older people within the Vale of Glamorgan.

A small number of those present felt that as the location of the site was not ideal the Council should look to sell the land at a profit and develop a care facility elsewhere.

Care and Support Needs of Older People in the Vale

The group felt that the Vale needed improved care facilities for older people with Alzheimer's or dementia.

There was strong agreement that increased respite care should be a priority for the Council and that any development on the Bryneithin site should provide this.

Suggested Future Uses for the Site

The group felt that the site should be used for the care of older people in keeping with the role of the former care home.

Some of those present spoke very positively about an extra care facility in Cardiff operated by Linc Cymru. The group were in agreement that a facility such as this would be very welcome.

The group also felt that an affordable residential development for older people would be very welcome in the area but that an extra care facility should be the priority.

Other Issues

A number of those present raised a concern that there were insufficient public transport links to the site at present and that this would have to be addressed.

There was a common concern that finding a low cost solution would be prioritised over quality of care.

The group felt that whatever was developed on the site the link with the community that existed with the former care home must be maintained.

The future of the former Bryneithin site – Public Consultation Consultation Session with Vale Centre for Voluntary Services

On 04 September 2013 a consultation session on the future of the former Bryneithin care home site in Dinas Powys was held with members of the Vale Centre for Voluntary Services. Five people attended the session including representatives of VCVS, Age Concern and the Vale 50+ Strategy Forum.

The session was facilitated by the Corporate Consultation Officer. Attendees were initially given a brief history of the site and of the parameters of the public consultation were explained. An open discussion on the Council's aim for the site and the needs of older people in the Vale followed.

The Council's Aim for the Site

There was unanimous agreement among those present with the Council's aim to ensure the site continued to provide for the care and support of older people within the Vale of Glamorgan.

The group did raise the question of whether the site could be sold and the funds used to provide better care elsewhere.

The group felt that the Council's priority should be to provide an extra care facility on the site.

Care and Support Needs of Older People in the Vale

The group felt that the greatest need in the Vale at present was for respite care. The group felt that the demand for respite care in the Vale far outstripped supply and that this must be addressed. The group were in agreement that any care facility developed should provide some form of respite care.

The group acknowledged the need for greater provision of dementia care in the Vale. However, were also keen to note that other care needs should not be forgotten.

The group highlighted the need for greater support for carers in the Vale.

Suggested Uses for the Site

The group felt strongly that the site should be used for a new extra care facility for the Vale.

Although they did acknowledge the size of the site may be restrictive, the group were very keen to see some form of multipurpose development on the site that could provide care and support to a wide range of older people living in the Vale.

The group felt that if the correct facilities were provided then the site could become a 'hub' for care in the Vale. A number of those present felt that voluntary organisations would be very interested in providing services from the site.

The group questioned whether there was any potential for a development based on a cooperative model. Potentially one similar to that has been developed by Age Concern in Torfaen.

Other Issues

Concerns about the location of the site – particularly the lack of public transport links – were raised by the group. It was suggested that existing routes could be amended to provide a service or that a solution could be developed in partnership with local voluntary groups.

The group felt strongly that any support services that were provided by any potential care facility should not duplicate those already available elsewhere in the Vale.

The group felt strongly that the third sector should be involved in developing and delivering services for older people at the Bryneithin site.

Appendix B

The future of the former Bryneityhin care home site Public Consultation – Additional Stakeholders

The following organisations were identified as additional local stakeholders and were asked for their views on the future of the site as part of the public consultation.

Age Concern Cardiff & the Vale of Glamorgan

The Old School
Bwlch Road
Fairwater
Cardiff
CF5 3EF
E-Mail : info@age-concern-cardiff.org.uk
Web : www.age-concern-cardiff.org.uk

Contact

Name : Mrs Teresa Burris

Age Cymru

Ty John Pathy, 13 & 14 Neptune Court
Vanguard Way
Cardiff
CF24 5PJ
Tel : 029 2047 1418
E-Mail : enquiries@agecymru.org.uk
Web : www.agecymru.org.uk

Contact

Name : Robert Taylor

Alzheimer's Society

Oldwell Court
Ty Gwyn Road
Penylan
Cardiff
CF23 5DA
Tel : 029 2043 4960
E-Mail : cardiffandvale@alzheimers.org.uk
Web : www.alzheimers-society.org

Contact

Name : Dawn John
E-Mail : enquiries@alzheimers-society.org

Brockhill Way Mind Matters

42 Althorp Drive
Lavernock Park

Penarth
CF64 5FF
Tel : 029 2070 3449
E-Mail : ann.m.whitfield@btinternet.com

Contact

Name : Mrs Ann Whitfield

Care & Repair Cymru

2 Ocean Way
Cardiff
CF24 5TG
Tel : 029 2067 4830
E-Mail : enquiries@careandrepair.org.uk
Web : www.careandrepair.org.uk

Carers UK Vale of Glamorgan Branch

33 Newlands Street
Barry
Vale of Glamorgan
Tel : 01446 749395
E-Mail : las.carersvgb@hotmail.co.uk

Contact

Name : Mrs Loena Sheppard

Contact the Elderly Wales

PO Box 82
Merthyr Tydfil
CF47 7BD
Tel : 01685 384420
Web : www.contact-the-elderly.org

Contact

Name : Frances Barry

Crossroads in the Vale

West House
Stanwell Road
Penarth
Vale of Glamorgan
CF64 2YG
Tel : 029 2070 0117
E-Mail : business@crossroads-vale.org.uk
Web : www.crossroads-vale.org.uk

Contact

Name : Fiona Guthrie

Dinas Powys Voluntary Concern

Community Resource Centre
Murchfield Hall
Sunnycroft Lane
Dinas Powys
Vale of Glamorgan
CF64 4QQ
Tel : 029 2051 3700
E-Mail : dpvc@btinternet.com

Contact

Name : Miss Wendy Lees

Gofal Cymru

2nd Floor
Derwen House
2 Court Road
Bridgend
CF31 1BN
E-Mail : enquiries@gofal.org.uk
Web : www.gofal.org.uk

Contact

Name : Ewan Hilton

HAFAL – Vale of Glamorgan

Amy Evans Centre
190 Holton Road
Barry
Vale of Glamorgan
CF62 4HN
E-Mail : valeofglamorgan@hafal.org
Web : www.hafal.org

Mind in the Vale of Glamorgan

29 Tynewydd Road
Barry
Vale of Glamorgan
CF62 8HB
Tel : 01446 700524
E-Mail : admin@mindinthevale.org.uk
Web : www.mindinthevale.org.uk

Contact

Name : Mrs Caroline Chapman

Newydd Housing Association

5 Village Way
Tongwynlais
Cardiff
CF15 7NE

Tel : 0870 242 0674
E-Mail : enquiries@newydd.co.uk
Web : www.newydd.co.uk

Vale 50+ Strategy Forum

59 Sir Ivor Place
Dinas Powys
CF64 4RA
Tel : 01446 450201
E-Mail : gardenetmum2@aol.com
Web : www.valeopf.org.uk

Contact

Name : Lynda Wallis

Vale Housing Federation Information Point

9 Fairoaks
Dinas Powis
Vale of Glamorgan
CF64 4QU
Tel : 029 2051 4195
E-Mail : winnie_davies2001@hotmail.com

Contact

Name : Irene Gannon