

APPENDIX 1

Learning Disability Short Breaks Business Case

1. Summary of Options Appraisal

The benefit criteria used to evaluate each option are derived from the principles and objectives for the project. The benefit criteria relating to this project focus on:

Criteria	Weighting %	Description
Criteria One	25	Meets individual needs as identified through Community Care Assessments and Person Centered Planning
Criteria Two	25	Provides accommodation to appropriate standards i.e. Registered Care Home Standards. Ensures appropriate physical environment is provided with easy access to the local community and resources
Criteria Three	10	Cost effectiveness in both capital and revenue investment for the NHS, including maximizing capital contributions from the Local Authority and the NHS.
Criteria Four	30	Ensuring ease of implementation, that proposals are practically viable and can be delivered in a timely way.
Criteria Five	10	Ensuring that properties/services developed have longer term viability and are sufficiently flexible to meet the future needs of local people with learning disabilities
	100	

2. Options evaluated

Five main options have been considered as the project has progressed. These may be described as follows:

Option One: Do nothing, retain the two separate existing short break services

Option Two: Purchase a new building, to house an integrated short break service

Option Three: Purchase an existing building and refurbish to provide an integrated short break service

Option Four: Refurbish and adapt existing PCT owned building (118 Widmore Road)

Option Five: Spot purchase beds from Private / Independent Sector

The anticipated benefits and/or disadvantages of each of the five options may be summarized as follows:

Option	Benefits	Disadvantages
1. Do nothing, retain the existing respite services.	<ul style="list-style-type: none"> <li>▪ No capital requirement for modernization/refurbishment</li> </ul>	<ul style="list-style-type: none"> <li>▪ Existing units 3, Tugmutton and Bromley Road will continue to provide a poor physical environment</li> <li>▪ Will not meet the requirements of the registration authority CQC in terms of physical environment</li> <li>▪ Will fail to address environmental issues raised by users and carers</li> <li>▪ Will not achieve benefits of integration</li> <li>▪ The Tugmutton unit will be isolated on the Bassetts campus</li> <li>▪ The continuing existence of the Tugmutton unit will reduce the saleability of the Bassetts Campus site.</li> </ul>
2. Build a purpose built unit	<ul style="list-style-type: none"> <li>▪ Purpose built, able to meet service users, carers and environmental needs</li> <li>▪ Will meet CQC Standards</li> </ul>	<ul style="list-style-type: none"> <li>▪ Finding suitable land for new build close to local amenities/facilities may ( ? will ) be difficult</li> <li>▪ Length of time required for identification, purchase, planning permission, architectural designs and construction</li> <li>▪ Potentially more costly than refurbishment option</li> </ul>
3. Purchasing an existing building, to house integrated short break	<ul style="list-style-type: none"> <li>▪ Can include in the design preferences of service users and carers</li> <li>▪ Will meet CQC Standards</li> </ul>	<ul style="list-style-type: none"> <li>▪ Time that would be taken to find a suitable building for adaptation</li> <li>▪ Time likely to be taken for planning submissions, viability reports, architectural designs</li> <li>▪ This will not be a purpose built</li> </ul>

		<p>unit so some desirable design features may be compromised</p> <ul style="list-style-type: none"> <li>▪ Difficult to guarantee a site that is close to local amenities and facilities</li> </ul>
<p>4. Refurbish and adapt existing PCT owned building - 118 Widmore Road</p>	<ul style="list-style-type: none"> <li>▪ Can be delivered by Autumn 2011. Does not require planning permission</li> <li>▪ Preparation work around viability, designs and specifications already underway</li> <li>▪ Can include in the design preferences of service users and carers</li> <li>▪ Will meet CQC Standards</li> <li>▪ A flexible design has been proposed</li> <li>▪ Close to community facilities</li> </ul>	<ul style="list-style-type: none"> <li>▪ This will not be a purpose built unit so some desirable design features may be compromised</li> </ul>
<p>5. Spot purchasing beds from Private / Independent Sector</p>	<ul style="list-style-type: none"> <li>▪ Allows some choice for service users</li> </ul>	<ul style="list-style-type: none"> <li>▪ There is no suitable accommodation within the local authority area for short breaks/respites</li> <li>▪ Accommodation in surrounding Boroughs may involve long journeys which will be both costly and present risks to some service users</li> <li>▪ Very limited availability of beds and competition from other local authorities in surrounding areas to purchase them</li> <li>▪ Service User/Carer preference for local accommodation where facilities can be accessed within the PCT/Local authority area</li> </ul>

## Scored Options Against Benefit Criteria

Benefit Criteria	Benefit Criteria Weighting	Option 1 Do nothing		Option 2 New build		Option 3 Purchase existing building		Option 4 Refurbish Widmore
1. Meets individual needs of service users	25	5	125	8	200	8	200	8
2. Standard of accommodation	25	4	100	8	200	8	200	8
3. Cost effectiveness to the NHS	10	5	50	4	40	4	40	6
4. Deliverability & ease of implementation	30	1	30	1	30	1	30	9
5. Long term viability	10	1	5	8	40	8	40	8
<b>TOTALS</b>	<b>100</b>	<b>16</b>	<b>310</b>	<b>29</b>	<b>510</b>	<b>29</b>	<b>510</b>	<b>39</b>

## Key

1 = low fit to criteria

5 = medium fit to criteria

10 = high fit to criteria