

## Care Home Commissioning Report

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**Date:** 7<sup>th</sup> October 2020

Lambeth has 40 care homes located in the borough, comprising 9 nursing homes (666 beds), 4 older people/physical disability residential homes (124 beds) and 27 smaller learning disability or mental health residential homes (237 beds). 833 of the 1,028 care home beds comprise of provision for older people. In total Lambeth care homes employ nearly 1,500 staff.

This amounts to a large market for an inner London borough with a lower than average number of older people. The market remains stable with Lambeth homes attracting placements from neighbouring boroughs such as Southwark and Wandsworth which have far fewer care homes in borough.

As evidenced in the CQC Local Area Profile for Lambeth 2019<sup>1</sup>, Lambeth has the following number of nursing beds for people aged 65+ which compares very favourably with comparator boroughs and nationally.

Lambeth 780 beds

Comparator group 511<sup>2</sup>

National average 574.

The CQC Regional Report for London 2019<sup>3</sup> reports a steady position with regards to the quality of care of social care providers, a stable nursing home market with a 5% or greater increase in the number of nursing beds. We have also seen a 15% reduction in the number of residential beds as a result of fewer residential home placements being made. Some of the residential beds in dual registered homes (homes registered with CQC to provide residential and nursing care) have now been re-registered as nursing beds including St Peter's residential home in Vauxhall which is now registered for nursing care as well as residential..

Lambeth commissioners are confident that it has more than adequate nursing and residential home provision to meet the needs of its population and therefore would not be supportive of any new care home development in the borough.

There are a number of other factors that support this view, some of which are set out below:-

- The emphasis on maintaining independence and older people remaining at home as long as practically possible with people in Lambeth benefiting from integrated rehabilitation and reablement services. This is evidenced in the

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<sup>1</sup> CQC Local Authority Area Data Profile: Older People's Pathway. Lambeth Local Authority March 2019

<sup>2</sup> The comparator model identifies local authorities most similar to Lambeth based on 39 variables including:- population size and density, age, gender and ethnicity makeup, deprivation, employment and housing. The top 5 comparators for Lambeth are Southwark, Lewisham, Islington, Hackney and Tower Hamlets

<sup>3</sup> CQC Regional Profile London October 2019

CQC Local Area Report for Lambeth which reports that we have a much higher percentage of older people who go through a reablement programme:-

- Lambeth 10%
- Comparator group 4.3%
- England 2.9%

95% of those older people who undergo reablement are still at home 91 days after being discharged from the service

- Investment in extracare housing resulting in a significant reduction in the number of older people going into residential care and a reduction in the number of residential home beds in the borough. There are 368 flats across 7 schemes in Lambeth with Bankhouse on Albert Embankment being the most recent one opening in 2017. It has 48 flats offered for affordable rental and 34 as part of a shared ownership scheme.
- The revised, area-based forecast indicates that the north Lambeth area has large numbers of specialist housing relative to the resident older people in this location; while these three wards are currently home to only 13.9% of the borough's over 75's, they are also the location of more than 23% of the current and planned specialist housing provision.
- Many of the care homes in Lambeth attract placements from other boroughs – they are not local homes for local people. Any new homes will only add to these numbers whereby non-Lambeth residents with significant need move into the borough putting further pressure on local services.
- Care homes require significant support from local health services. South East London Clinical Commissioning Group currently commissions considerable additional primary care support for nursing homes in addition to the impact of care homes on demand for local community health services and hospitals. The CCG will be required to fund the Funded Nursing Care (FNC) element and become responsible for any resident who subsequently becomes eligible for NHS Continuing Health Care (CHC) resulting in an additional cost pressure to the NHS.
- Development of the care home market in Southwark – having acknowledged that their care home market is underdeveloped Southwark Council are committed to opening 2 new care homes in the borough within the next 5 years. One of these is Burgess Park which is in North Southwark and is currently being rebuilt, with the site of the other home yet to be determined. This will have a direct impact on the Lambeth market by releasing care home capacity previously used by Southwark and further mitigating the need for more care home beds in Lambeth.
- Impact of Covid-19 – care home providers have reported that they have seen a decline in the number of new admissions during the pandemic - both of residents who are local authority or self-funders. While it is too early to assess the impact of this on the market it is something that we will be keeping under review.