

Report LTCR-SS-06-15

To: Chair Burley and Members of the Social Services Committee
From: Lynne Johnson, Director of Long Term Care
Meeting Date: April 15, 2015
Subject: **Rockwood Terrace Redevelopment**
Status: Recommendation adopted by Committee as amended per Resolution SSC43-15; Endorsed by County Council May 5, 2015 per Resolution CC68-15;

Recommendation(s)

WHEREAS the Ministry of Health and Long Term Care have released a Readiness Survey, 2015 Construction Funding Policy and 2015 Design Manual:

AND WHEREAS the County of Grey is eligible for a \$250,000 Planning Grant;

NOW THEREFORE BE IT BE RESOLVED THAT Report LTCR-SS-06-15 be received;

AND THAT staff are directed to apply for the Planning Grant;

AND FURTHER THAT a Request for Proposal be issued to hire a Redevelopment Consulting Firm to be funded by the Planning Grant.

Background

A capital renewal program was initially introduced in 2009. While it was encouraging to see financial support for redeveloping aging facilities, timelines for application were extremely short and the program had some limitations. Since 2009 provincial associations, who represent long term care; have been working with the ministry to address industry concerns and another round of funding has been anticipated.

Enabling Healthy and Resilient Communities is Goal 2 in the corporate strategic plan. Action 2.6 under this goal is to confirm the county's desired level of investment and involvement in the provision of long term care services. To meet this goal, a Long Term Care Task Force was established in 2012. The task force considered many options for service delivery, reviewed the County's financial contribution in comparison with other

municipalities and had a preliminary report completed on potential options for redevelopment of Rockwood Terrace utilizing the 2009 program guidelines.

The work of the task force resulted in Council adopting the recommendation to commence dialogue with the South West Local Integration Network (LHIN) indicating an interest in increasing the bed allocation at Rockwood Terrace in anticipation of a Capital Renewal Program. Staff has continued to follow provincial communication on the redevelopment program and the LHIN and MOHLTC have consistently messaged that additional beds are not being added to the system.

Current Status

On February 27th, the MOHLTC released a Readiness Survey, the new 2015 Construction Funding Policy, 2015 Design Manual and notice of a March 4th education session with the LHIN.

Funding

Long term care homes are eligible for a Construction Funding Subsidy (CFS) on completion of a redevelopment project. The CFS is calculated on a per bed per day (per diem) basis over a term of 25 years. In addition, a \$250,000 grant is available through the Redevelopment Branch of the MOHLTC to non-profit organizations and municipalities for planning purposes.

Notable components of the 2015 CFS policy include:

- Base CFS per diem of \$16.55
- Medium homes (97-160 beds) qualify for an additional \$0.75
- Additional \$1.00 for optional Leeds Certification
- Increase of up to an additional \$3.50 for a ratio of basic accommodation over 40% up to and including 60%.

These amounts represent maximum funding however the actual amount may be reduced where specific variances for design requirements are permitted. Variances would be identified as part of a full financial analysis and evaluation of the current building and revised design requirements.

Behavioural Support Units

In conjunction with redevelopment of older homes, the LHIN is enhancing the ability of the system to care for people with responsive behaviours through the development of Behavioural Support Units. No new beds are being introduced and any plan for a specialized unit must utilize existing long term care home beds.

The LHIN has indicated that they are looking for approximately 27 beds for the Grey and Bruce area and has committed to providing additional funding for these beds.

At a recent teleconference, the LHIN advised that an interest survey will be circulated to operators within the next month and that funding details will be released shortly.

Next Steps

The LHIN has scheduled a one-hour meeting with organizations eligible for redevelopment and the county meeting will be conducted on April 14th. A preset agenda has been circulated by the LHIN to prepare for the meeting which appears to address many areas of the readiness survey and may assist with preparing for the April 30th survey submission deadline.

To ensure future plans align with the greater community, a meeting with Grey Bruce Health Services will occur on April 24th. The purpose of the meeting is to discuss pressing needs within the health care community and identify any potential opportunities for collaboration.

The complexity of redevelopment requires specific expertise and it is recommended that a firm be hired to oversee the various phases of redevelopment including stakeholder discussion, financial assessment, project management and pre-inspection and pre-occupancy readiness approvals. The one-time planning grant would cover the cost of the consulting service.

Financial / Staffing / Legal / Information Technology

Considerations

Rockwood Terrace requires redevelopment and qualifies for funding to support the project. With redevelopment of an existing space, some design variances may be required and the full financial impact of the variances and total costs associated with the project are unknown.

Long Term Care is a highly specialized field. The engagement of a redevelopment consulting firm would provide the required expertise to establish financial projections related to possible building variances and support the project through the readiness and construction phases. The cost for these services would be funded by the \$250,000 provincial planning grant.

Link to Strategic Goals / Priorities

Goal 1 of the Corporate Strategic plan is *Expanding the Prosperity Base*. Action 1.5 within this goal is to actively peruse provincial and federal funding to sustain municipal services and infrastructure.

Respectfully submitted by,

Lynne Johnson
Director of Long Term Care

Director Sign Off: *Lynne Johnson*