



ANGLICAN CARE (WAIAPU) LTD

**Waiapu House
Apartment/Residential Care Project**

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Laureen Sutherland



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1. Purpose

Anglican Care (Waiapu) Ltd will provide rest home level care to individuals as they require it in their LTO apartment.

2. Anglican Care (Waiapu) Ltd

The Diocese of Waiapu in the Anglican Church covers the regions of HB, Poverty Bay and the Bay of Plenty.

Within the Diocese a Social Services Trust Board operates as an initiator and co-ordinator of Social services. Aged Residential Care is one of those services and is delivered through a registered charitable company called Anglican Care (Waiapu) Ltd (ACWL) which has the Trust Board as its sole shareholder. ACWL has 11 separate facilities, with 366 care beds, 41 rental properties and 218 independent living units throughout the region.

There are 5 Directors on the ACWL Board.

3. Background

LTO units were first developed in the Waiapu Diocese in 1979-1980 using Trust funds, because a need was identified back then for accommodation that was smaller and lower priced than the family bungalow (3 bedrooms, quarter acre section) and still offered security of tenure.

This concept of independent living in a supportive environment has since grown into a huge market throughout New Zealand offering a wide range of lifestyle (and price) options for retirees, mostly on a large scale.

But, as we moved into the 21st Century we could see another gap emerging. This is the gap between independent living and rest home level care. Obviously home based care was able to fill some of this gap, but we could see many instances where this was not possible or appropriate.

ACWL has decided to tackle this gap by building 13 LTO apartments within the main rest home complex.

This concept has been initiated at Waiapu House in Havelock North. The facility accommodated 50 rest home beds, 22 hospital beds and 18 independent living units within a village concept. Five of the funded beds were allocated to the apartment initiative.

The idea in itself was not especially earth shattering, but stepping around and through the various legislative requirements was the major achievement – it seems odd that there exists such a minefield around attempts to make life easier for our older people.

Any required services can now be easily provided on a user pays basis through the apartments or, if residents are assessed as requiring rest home care, the units are designed to allow such care to be provided within their apartment.

These residents have a separate entrance and are free to come and go without any involvement with the rest home, but if care is needed from the rest home, internal access is available.

As an aside, there is another issue that arises as many older people are reluctant to move into this sort of environment until it is too late to get full benefit. We can provide tailor-made facilities ideal for the resident's needs, but the potential client or their family do not always see what we know from experience.

4. The Project

○ DHB Relationship

The relationship with the DHB evolved in conjunction with other local providers, when DHB's were handed Aged Care to manage, with minimal knowledge of the Aged Care sector in the region. The local DHB is very supportive of any initiatives which support the ageing in place strategy.

○ DHB/MOH approval

ACWL worked in partnership with the Ministry of Health (MOH) and DHB to ensure that design of apartments was appropriate to the level of rest home care.

Although not formalised, the DHB have indicated that they will support Waiapu House in providing rest home level care to individuals as they require it in their LTO apartments.

This is an innovative approach to ageing in place which involves a level of risk if the relationship with the DHB is not maintained, a risk borne entirely by ACWL.

○ Financial Implications

The apartment development has been financed entirely by ACWL. The original LTO units in Waiapu Village are sold at market value and residents currently receive 85-90% of their capital back, plus a half share in the capital gain, once the dwelling is vacated.

ACWL also provide an equity release scheme where an individual can utilise capital to pay for LTO service fees and this is taken out of capital once the LTO is terminated.

There is no income/needs testing conducted to come into a LTO unit but clients are expected to have a high level of independence. However, in the apartments this is not required.

In doing this, Anglican Care has moved away from reliance on funding from Government to survive. However, inherent in the concept of the apartments is the intention to maintain a funding relationship with the DHB for residents who are later assessed as needing rest home level care.

- **The LTO Contract**

Written into the Disclosure Statement is the following:

“Subject to prior negotiation with the Operator, Apartment residents may terminate their licence but remain in the apartment and receive rest home level care. In this instance, village outgoings charges will cease, a separate agreement will be entered into and normal rest home level fees and charges will apply”.

Such arrangements have not been tried before because DHB's have considered it to be 'double dipping' on accommodation costs (facilities receiving the full aged residential care subsidy from DHB as well as the accommodation (LTO) service fees).

Both Ministry of Health and DHB's have been reluctant to facilitate these arrangements because they were loathe to disclose an “accommodation” component which might give rise to dispute over the adequacy of specific components of the Rest Home contract prices.

There are several special conditions attaching to the Apartment LTO's:

1. Termination date – date of commencing Rest Home care
2. Retentions by Waiapu House are from 5% to 20%, depending on the length of tenure.
3. Termination payment timing and amount – LTO amounts calculated at date of termination but paid at time of leaving the Apartment
4. A surcharge applies to cover the extra costs of looking after a two room apartment with ensuite.
5. No interest is paid on the unsettled monies

6. Housing Features and Provision of Service

Features of the apartments will include universal design principles for mobility and accessibility as well as:

- Open plan kitchen, dining and lounge
- Heat pumps
- Large bedroom with built in wardrobe and 14 drawer dresser
- Wet floor ensuites, with safety features
- Double doors that open onto balconies in 11 Apartments and tiled ground floor patios access for other 2.
- Open door carports available to those who have vehicles
- 3 have full cooking facilities others have option of microwave and bench ovens
- Two shared laundry facilities – though bed linen and towels are washed weekly at central Waiapu House laundry
- Sky and Internet access
- Emergency Bell service to Waiapu House
- Large communal dining and lounge areas with fully equipped kitchen facilities
- All communal areas cleaned by Waiapu House
- Van service to Havelock North Village once a week for shopping and coffee

Other services

- Meals available (cost)
- Access to Podiatrist, Physiotherapist, Hairdresser (cost)
- Library
- Activities / bowls, bingo
- Entertainment

Staffing

There is no precise plan for support arrangements as these are tailored to the needs of users who are charged on a user-pay basis.

- Situation hasn't yet presented except for emergency situations
- Care is to be managed by "In Charge" in the Rest Home.
- Additional staff member would provide care service to Apartments and remainder of hours in Rest Home
- Once to full capacity of five requiring care this would become an Apartment position

If residents are assessed for publicly funded care through the local NASC agency, this can be provided by external home support agencies direct to the residents in their LTO apartment. This occurs and works well, and we have a close association with the Presbyterian's Enliven programme and Anglican Care's Careforce team.

6. Key Learning and Challenges

ACWL is going into uncharted territory with the development of the new units and there are no guidelines. Current Aged Care policies are lagging behind these innovations and there may well be challenges in negotiating the DHB relationship, in the future which is an ongoing concern, though at present we have their full support.

Another key issue is finding the right mix between LTO rental units to ensure that the project is financially viable. Finally, ACWL's project demonstrates the importance of developing good relationships with DHB's that recognise the shared objective of meeting the care and support needs of older people.

The long term potential is to be able to provide care for those who are assessed as needing residential care, while they age-in-place in their LTO unit and obviate upsetting moves in the latter stages of life.