

# **Janith Homes Ltd**

## **Service User Guide- St Brannock's**

Janith Homes Ltd is an established residential care provider with five homes in the North Norfolk area. Janith Homes Ltd was founded in 1978 by the present proprietor's parents. Day service facilities are provided by Barrington Farm, adjacent to The Rookery, within the care package to meet client's individual needs and aspirations. These needs and realistic goals are identified through "person centred care plans". The aims and objectives of the group of homes are to facilitate people with learning difficulties to lead a fulfilled life with dignity, purpose and opportunity. We encourage integration into the community to access the social, development and working opportunities available. The company's head office is The Rookery, Walcott, Norfolk, NR12 0PF.

### **St. Brannocks**

St. Brannock's is an Edwardian house situated in the coastal town of Mundesley and is registered for eight adult residents with learning difficulties. The Registered Manager is Sandra Rogers who holds NVQ level 4 in Promoting Independence and is working towards the Registered Managers Award. The Care staff are also supported to work towards NVQ/HSC awards. Janith Homes staff attend training, both in house and from accredited trainers, to acquire skills in order to meet the needs of clients, regulations and personal development.

All accommodation complies with the national care standards that came into force from April 1 2002. The house retains many of its original features and with tasteful updating offers comfortable spacious accommodation. The home benefits from private gardens, patio area, vegetable plot and fishpond. The residents take an active part in the day to day running of the home and its gardens.

Mundesley is a popular holiday town offering a variety of shops, public houses, café's, hotels, post office, library, medical centre, pharmacist and blue flag award beaches. It is on a well served bus route to Cromer (famous for it's crabs) and the market town of North Walsham. The residents also have access to company vehicles for transport to day services, local facilities and the wider community.

St. Brannocks also benefits from a care package including day service provision from Barrington Farm as well as opportunities in local colleges and adult education services.

The home assists residents to be supported in living their lives as independently as possible and choice, opinion and achievement of personal goals are promoted and encouraged.

### **Aims of St Brannocks**

St Brannocks aims to provide the highest standard of accommodation and care. Staff are trained to encourage and support residents to reach their personal potential and lead a fulfilled life with dignity, purpose and opportunity. We encourage integration into the community to access the social, educational and working opportunities available.

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These needs and realistic goals are identified through “person centred care plans”. Residents participate in choosing a keyworker to take a more personal approach to their individual requirements and staff are trained and supervised to enable positive outcomes for our residents.

### **Summary of Statement of Purpose**

The Statement of Purpose sets out the following information:-

- Aims and Objectives
- Philosophy of Care
- Details of Homes Owner and Manager
- Home Organisation and Structure
- Staff Training
- Accommodation
- Admission details
- Fee Information
- Information on Privacy and Dignity, Smoking and Alcohol, Religion, Contact with Family and Friends
- Fire Safety
- Care Planning and Reviews
- Therapeutic and Social Activities
- Leaving or Temporarily Vacating
- Monitoring Quality
- Information on Meals and Medication, Telephone and Pets

### **Who lives at St Brannocks?**

Both Ladies and gentlemen who have learning difficulties are residents of St Brannocks. The property offers single accommodation, some with ensuite facilities and one self contained studio apartment. The residents are encouraged to take an active part in the day to day running of their home and access the facilities within Mundesley which gives a real feeling of community.

### **What happens when someone would like to live in one of our homes?**

We value each and every individual who lives in one of our care homes and becomes part of the community.

When we have an enquiry and have obtained sufficient information about a potential residents we will start an assessment process. This will include the applicant's suitability and motivation for the level of care we provide and our ability to meet their care requirements. We discuss our philosophy and aims and objectives with the potential resident, their relatives and or representatives. From this initial assessment we can begin to formulate an individual plan of care and proceed through the various

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stages to ensure a smooth transition and a clear understanding of care needs can be established and agreed on.

We will arrange to visit you where you are living if this is appropriate and as part of the process we may invite you to visit us for a day to get the feel of the place and meet the people you would be living with. This invitation can be repeated and incorporate overnight stays until such time as all parties are absolutely sure you have chosen the right home for you.

This process also enables us to gather information and put together a program for you including a Care Plan which meets your agreement and is all recorded in writing. Fees would be assessed according to your individual needs. Fees range from £780 to £2000 per week. An individual fee would be structured in accordance with care requirements and contractual agreement. The next stage would be to offer a trial period of three months.

### **Conditions of trial period and full residency**

Your room is for single occupancy, during any period of your care twenty eight days notice is required to terminate the contract between us and/or your care purchaser. Included in the fee for your residential care are; a fully furnished bedroom, full board, access to day service provision and ordinary laundry services.

A completed residential application form is required and acceptance of the home's 'Terms of Residency'.

What is not included; hairdressing, newspapers, satellite, dry-cleaning, staffing and transport for requested leisure outings, personal toiletries, clothing and leisure items.

### **Financial Arrangements and Fees**

We are committed to providing value for money within our comprehensive and caring service:

The fees charged are dependent on:

- 1 The type of facility required, and
- 2 The individual assessed needs of the client
- 3 Management of behavioural difficulties
4. Staffing requirements
5. Level of support required to access day services
6. A banding scheme is in operation to enable broader changes in clients care needs to be accommodated.

Depending on the personal financial situation, a resident can either pay the fees privately or these may be paid by a placing authority. In this instance social security benefits would normally form part of the fee payment with the exception of personal allowances.

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### **Fees - What is included**

1. Fully trained staff in 24 hour attendance
2. Good Home Cooking
3. Provision for Special Diets
4. Laundry Service
5. Call System
6. Full Central Heating
7. Full access to day services Monday to Friday.
8. Personal care
9. Managing challenging behaviour
10. Full board accommodation
11. Access to Adult Literacy tutor/access to touch screen computer
12. Person centred care programme
13. Person centred risk assessments
14. Access to fitness classes with qualified instructor
15. Access with staffing to primary NHS health care, i.e. doctor, optician, chiropodist
16. Access with staffing to NHS Psychiatrist if appropriate.
17. Access to communication coordinator
18. Access to Speech and language skills, according to ability.

### **Fees – What is not included**

- 20 Dry cleaning
- 21 Hairdresser
- 22 Private telephone installation and calls
- 23 All personal items, i.e. personal T V licence and T V rental, satellite, video, DVD or music systems
- 24 Transport for requested outings\*
- 25 Staffing for requested outings\*
- 26 Personal clothing, dry cleaning services, toiletries, leisure items, i.e. books, C.D.'s, magazines etc.

\*These additional charges will be shared with number of people taking part in outings etc

### **Accommodation**

The house has both ground floor and first floor bedrooms; some are en suite. There is also a purpose built studio apartment with en-suite bathroom facilities. The facilities available at the home are lounge, kitchen, dining room/computer room and spacious grounds with a pond.

1. Fully furnished single rooms with some en-suite facilities and a studio apartment.
2. Communal areas for relaxation and recreation.
3. Well maintained and attractive gardens.
4. Day facilities off site at Barrington Farm with access to the working farm and its animals, extensive garden and grounds, Art Barn and many other facilities.

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### ROOM SIZES

Room	Length	Width	Square Area	Bathrooms
Dining room	4.6	6.1	28.06m <sup>2</sup>	
Lounge	4.0	6.0	24.0 m <sup>2</sup>	
Bedroom 1	4.35	6.00	25.8 m <sup>2</sup>	En-suite
Bedroom 2 (own sink)	3.5	5.00	17.5 m <sup>2</sup>	En-suite
Bedroom 3 (own sink)	3.7	2.7	10.0 m <sup>2</sup>	Shared 2
Bedroom 4 (own sink)	3.7	3.25	12.02 m <sup>2</sup>	Shared 2
Bedroom 5 (own sink)	2.4	4.00	9.6 m <sup>2</sup>	Shared 2
Bedroom 6 (own sink)	3.9	3.8	14.8 m <sup>2</sup>	Shared 1
Bedroom 7 (own sink)	4.85	3.8	18.4 m <sup>2</sup>	Shared 1
Bedroom 8 (Flat) L shaped			35.8 m <sup>2</sup>	En-suite

### Support & Facilities

The home employs 1 Registered Manager and 3 Carers. The homes staff receive support from the Company's General Manager, four office and two maintenance staff based at the Head Office. The homes staff are selected for their qualities of reliability, integrity, skill, friendliness and professionalism. They are carefully screened and references are always checked thoroughly. During induction all staff are trained in-house by experienced qualified senior staff in critical subjects. All new staff immediately commence a Common Induction Standards and the home aims for all Carers to hold a minimum of NVQ level 2 in Care. All new members of staff must train to achieve this important qualification. The home also sends selected staff on external training courses for such topics as Food Hygiene, Moving and Handling, First Aid, Medication Practice, epilepsy. The home also has BILD qualified instructors in 'non crisis intervention' training and the Protection of Vulnerable Adults .

#### *Bedrooms:*

The home has 7 bedrooms, all single rooms and some with en-suite facilities and one self-contained studio apartment. Each service user has complete choice in how they would like their bedroom decorated and chooses their own bedroom furniture.

#### *Social Rooms:*

There is a large communal lounge/television room and a dining room in the home with access to a computer. In accordance with regulations smoking is permitted in designated areas only. Day Service facilities are located at Barrington Farm which is approximately four miles away at Walcott. The Day Services include a renowned Art Centre, for all types of art work including textiles and pottery. A recreation area for keep-fit, Café and a games room. The recreation area converts into a Cinema with a large screen and a selection of videos and DVD's. The Gym is used once a week to hold a music evening and for many other functions.

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There is also a learning room which allows all residents to access, through day services, adult education suitable for their individual needs. The residents regularly attend speech and language therapy in the education room with a communications specialist. To allow the staff to communicate well with residents with hearing and speech difficulties our staff are trained to sign. Staff are also invited to attend communications courses for sign-along.

### *External facilities:*

St. Brannocks has well maintained, attractive private gardens to the rear of the home and recently landscaped front garden and parking area. The Day Service provision has a small, rare breed farm accessible by all residents and many of our residents enjoy working and helping on the farm, learning animal husbandry skills. There are extensive grounds and gardens including many seating areas, woods, formal gardens and a small lake. The people who live at St Brannocks have access to very many outside interests in the wider community.

## **Complaints**

At anytime while you are living at St Brannocks you can with confidence make a complaint. Sandra Rogers, Martin Bastow or Linda Jenkins will try to resolve any concerns you may have and take you through the complaints procedure. You can also make your complaint to;

Judith Last  
Commission for Social Care Inspection,  
Eastern Regional Office  
Capital Business Park  
Fulbourn  
Cambridge  
CB21 5XE  
Tel 01223 771300

## **Other local contacts you may find useful are;**

North Norfolk Learning Difficulties Team  
Blickling Hall, West Wing  
Blickling  
NR11 6NF  
01263 835200

**INSPECTION REPORTS ARE AVAILABLE ON REQUEST.**

## **APPENDIX A**

### **Contract of Residence**

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### **THIS AGREEMENT** Is between Janith Homes Ltd

And **"THE RESIDENT"**:...

Our Aim is to provide a long term care home for adults with learning difficulties. A safe stimulating environment with 24 hour care, three meals daily and access to snacks and beverages.

### **Accommodation**

1. Fully furnished rooms, single with en-suite facilities where appropriate or access to bathrooms.
2. Communal areas for relaxation and recreation. Well maintained, attractive gardens.
3. Access to day facilities with working farm and its animals.
4. We do not have house rules but to provide a harmonious life for everyone we request residents do not disturb or harm other people or their property.
5. Resident's rights including privacy are to be respected.
6. The home follows a procedure (which can be seen) for staff when faced with challenging behaviour
7. Personal belongings and furniture will be accommodated wherever possible.
8. For everyone's comfort and to comply with legislation there are designated smoking areas.
9. Visitors are welcome - prior notice appreciated to avoid disappointment during the day. For evening and night visits we would ask for notice.

### **General**

#### **Residence and Payment of Residential Fees**

1. Fees range from £780 to £2000 per week depending on individual needs. Individual fee as per contractual agreement.
2. Personal monies as deemed by Department of Social Security.
3. Upon payment of the weekly charge (see clause 1 below) the Proprietors undertake to provide accommodation, food, light, heat, laundry and all necessary personal care as would normally be required by a Resident of a Residential Care Home.
4. The weekly charge shall be paid two weeks in advance and two weeks in arrears by cash, cheque or bankers order which it is agreed shall cover the provision of all services referred to in clause 3 above. The weekly charge shall remain unchanged unless three months written notice is given by the Proprietors or this Agreement is jointly amended by all parties to this agreement.
5. The proprietors undertake to maintain a standard of care as required by the Residential Care Homes regulations 1984 and the registration authority. If an occasion should occur where a complaint or query arises the Resident is referred to the Home's written procedure for dealing with complaints. The Proprietors will be

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- pleased to help in every way possible; if the complaint is not resolved the Resident may wish to refer to Commission for Social Care Inspectorate, the registration authority whose address is on the complaints procedure on page 4.
6. This agreement shall continue in force until terminated by either party giving to the other written notice four weeks before termination. Should the Resident leave the Home without giving the required notice, payment of fees in lieu of notice at the normal weekly rate will be required.
  7. The first three months of admission shall be regarded as a trial period for the benefit of the Resident and the Proprietors.
  8. The Home will be the abode of the Resident. Should a Resident at any time require hospital treatment, the Proprietors will retain the accommodation for four weeks at full fee, after which time we will negotiate the current fee, unless two weeks notice of termination of contract is given by either party to the other.
  9. In the event of death, any fees outstanding for Residents will be charged to the Authority responsible for their placement or to their estate. Third parties who agree to meet Residents fees in whole or in part must sign below to this effect before the said person becomes a Resident.
  10. The Proprietors may give notice, as outlined in clause 6 above, requiring the Resident to leave the Home under the following circumstances.
    - a) non payment of fees
    - b) if, having consulted the Resident and taken advice from the appropriate members of the primary health care team, e.g. general practitioner, community nurse or social worker, concerning the present and future care needs of the Resident, the Proprietors are no longer able to met the Resident's needs and
    - c) any circumstances or behaviour which the Proprietors feel may be seriously detrimental to the Home or welfare of other Residents.
  11. Fees will be reviewed from time to time as determined by the Proprietors. Any increase in the fee will be as a result of inflation, for the provision of additional care and service or as a result of statutory provisions coming into force after the date hereof.

### **Medical and Personal Requirements**

1. The Resident shall from his/her own resources and/or personal allowance provide medical requisites (other than medication by prescription) hairdresser, newspapers, clothing, toilet requisites and other items of a luxury or personal nature. Transport for requested outings by Company vehicle is charged @ 60p per mile and £7 per hour staffing to be shared by occupants.
2. Residents will be required, before taking up residence, to provide information to the Proprietors on the state of their health, any treatment required and the name of their medical advisor.
3. The resident or, where appropriate, his or her representative may request the Proprietors to take charge of and dispense all the Residents prescribed medications. If a Resident elects to retain and administer his or her own medication this will be subject to a risk assessment and the provision of a locked cabinet by the home.

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### **Personal Effects and Personal Mobility**

1. Residents are free to journey out alone as per the agreed care plan and will be accompanied by staff as deemed necessary.
2. All electrical items brought by Residents on admission or during occupation of the Home shall be first inspected as to their safety by the Proprietors before their use.
3. At the discretion of the Proprietors items of furniture may be brought in by the Resident subject to inspection as to condition and defects liable to render the article unsafe or unfit. Transportation insurance and eventual removal of such items shall be the Residents responsibility or that of their Executors.

### **Insurance**

- The Home is insured at the rate of £ 1,000 per person with £150 excess for valuable effects left in the Residents room. The insurance cover does not extend to the Residents cash securities and monies so the home has a system of encouraging and supporting residents to use banking facilities.
- All valuable assets must be declared to the Proprietors upon admission for insurance purposes. Safekeeping can be arranged by the Proprietors.

### **In the Event of an Emergency**

The Resident is asked to supply the following information to assist the proprietors in the event of an emergency or termination of accommodation:

- a) Name, address, and telephone number of next of kin.
- b) Any social or cultural traditions that the Resident requires to be kept
- c) Any particular wishes of the Resident concerning funeral arrangements.

### **Status of the Home**

St Brannocks Care Home is registered as such by the Norfolk County Council Authority. It is not a nursing home.

SIGNED:

For and behalf of Janith Homes Ltd

DATE:

SIGNED: RESIDENT

DATE: