

Report to the Deputy Leader of the County Council
Report submitted by: Director of Corporate Commissioning
Date: 9 March 2017

Part I

Electoral Division affected:
Burnley Central East;
Chorley Rural East;
Clitheroe; Fylde East;
Garstang; Lancaster East;
Leyland South West;
Morecambe West; Padiham
and Burnley West; Pendle
East; Preston North West;
Rishton and Clayton-le-
Moors; Rossendale East;
Skelmersdale West;
Thornton Cleveleys North;
West Craven;

Interim Refresh Programme for Older People's Residential Homes

Contact for further information:
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Executive Summary

Most of the Council's homes are now looking "tired" and are in need of an internal refresh. This report proposes the addition of £1.2m to the Capital Programme to fund an Interim Refresh Programme for the County Council's residential care homes for older people, pending feasibility studies on the future investment strategy for the homes.

Recommendation

The Deputy Leader of the County Council is requested to approve the addition of £1.2m to the Capital Programme to fund an Interim Refresh Programme for residential care homes for older people, to be funded from borrowing

Background and Advice

A separate report is to be considered by the Deputy Leader and the Cabinet Member for Adult and Community Services in respect of capital expenditure on older people's residential homes.

That report recommends the carrying out of urgent repairs together with feasibility studies to consider the outstanding structural conditions of the buildings and their appropriateness to the developing role of the homes in terms of supporting residents with increasingly complex needs. The intention is that this will enable an investment programme for the homes to be developed and prioritised.

Most of the Council's homes are now looking "tired" and are in need of an internal refresh. There is an immediate need to refresh the care homes in terms of their aesthetic condition, such as chipped paintwork, peeling wallpaper, carpet conditions and the condition of residents' kitchens. Whilst it will be possible to address some of these issues in a cost-effective way as part of a future investment programme, it is also important that we start work in the current calendar year on the refresh of the homes, where this can be done in a way that does not prove abortive in the context of a potential future investment programme.

It is therefore proposed that a sum of £1.2m be added to the Capital Programme to enable a start to be made on the refresh of the homes, in advance of future decisions with respect to investments in the homes following the outcome of the feasibility studies.

Consultations

N/A

Implications:

This item has the following implications, as indicated:

Risk management

Future income from older people's homes could be negatively impacted if the condition of the homes led to a reduction in occupancy, particularly from self-funded residents.

Financial

It is proposed that the £1.2m cost be funded from borrowing. The anticipated revenue consequences of the borrowing would be in the order of £79,000 per annum.

List of Background Papers

Paper	Date	Contact/Tel
None		

Reason for inclusion in Part II, if appropriate

N/A