

**Report to the Deputy Leader and Cabinet Member for Adult and Community Services**

**Report submitted by: Director of Corporate Commissioning**

**Date 9 March 2017 and 14 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 East;  
Preston West; Rishton and  
Clayton-le-Moors;  
Rossendale East;  
Skelmersdale West;  
Thornton Cleveleys North;  
West Craven;

**Capital Projects in Older People's Residential Homes**

Contact for further information:

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**Executive Summary**

This report is requesting approval to fund a number of capital projects required in the County Council's older people's residential homes totalling £796,000 and the virement of unallocated resources within the Adult and Community Services Block and the Corporate Block of the capital programme.

**Recommendation**

The Deputy Leader is requested to approve the virement of £796,000 of unallocated resources within the capital programme, as set out in the report, to fund capital works on the County Council's residential homes.

Subject to the above approval, the Cabinet Member for Adult and Community Services is requested to approve that;

- i. Urgent priority repairs identified by recent condition surveys are undertaken in all 17 older people's homes
- ii. Feasibility studies are undertaken of all older people's homes to determine future investment needs.
- iii. Wi-Fi is installed in all older people's homes

## **Background and Advice**

The County Council owns and operates seventeen older people's residential homes providing support to 742 older people unable to live in their own homes across the county. The residential homes support some of the most vulnerable people living in our society.

In 2012, £2.8 million of capital resources were made available to fund essential fire prevention building work and to refresh communal areas. Apart from an unallocated amount of £0.055 million this funding has now been utilised.

## **Urgent Repairs**

In December 2016, condition surveys were undertaken of all 17 older people's residential care homes. The surveys assessed the premises in terms of the fabric of the building as well as mechanical and electrical work installations. Priorities were allocated to the work required according to the seriousness of the condition revealed and the urgency associated with any breaches of legislation. These surveys also had regard to the possible consequences of delaying work in the context of a five year planning period. Work classified as 'Priority One' comprises urgent work that will prevent immediate closure of premises and/or address potential risk to the health and safety of occupants. The estimated cost of undertaking this work is £629,000.

## **Future Investment Programme**

The above work only covers urgent repairs and there is a need to develop a programme of works to address two aspects of the conditions of the care homes:

1. 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.
2. The refresh of the care homes in terms of their aesthetic condition.

With respect to item 1) it is proposed that feasibility studies be commissioned to provide clarity on the extent of the work required in all 17 care homes and provide estimated budgets for each home. This will enable an overall programme of capital investment to be considered and prioritised. The estimated cost of the feasibility studies is £42,000.

With respect to item 2) most of the County Council's homes are now looking "tired" and are in need of an internal refresh. Whilst condition surveys determine the condition of the fabric of the buildings, they do not take into account the impact the aesthetic appearance has on revenue returns of the service or the well-being or quality of life of the service users. Aesthetics such as chipped paintwork, peeling wallpaper, carpet stains or modern hygiene changing and bathing facilities (wet rooms) instead of 'standard bathrooms' which facilitate easier care and support for staff and also encourage more independence for the residents are considered a low priority from a condition perspective. However, such refurbishments improve the physical environment which sustain and can increase the revenue income to the service.

Whilst there is need to make immediate improvements in many of the homes, the most cost effective way to achieve this improvements would be as part of the programme of works under item1). However, it is equally important that works start in the current calendar year where this is possible, without it being abortive. To enable an immediate start to be made in advance of the outcome of the feasibility studies, the Deputy Leader is to consider a separate report with respect to an interim refresh programme.

### **Installation of Wi-Fi**

Wi-Fi is becoming a requirement of many prospective residents and service users. This requirement is expected to increase over the coming years. Without Wi-Fi, occupancy at residential homes could fall as this will become a 'must have' offer. Wi-Fi supports the use of assistive technology and efficiencies through streamlined computerised systems and business processes for example support planning for service users/residents including medication. The use of technology will increase the productivity of the staff members. Also, online systems are replacing paper based systems and Wi-Fi offers greater flexibility for integration with other partners and for activities including medication administration which currently involves a great deal of paperwork to record administration over 4000 times per day. It is proposed that Wi-Fi be installed in all residential care homes at an estimated cost £125,000

### **Consultations**

N/A

### **Implications:**

This item has the following implications, as indicated:

### **Risk management**

Failure to undertake urgent work could result in the closure of premises and/or negatively impact on the health and safety of occupants and/or result in a serious breach of legislation.

Without the completion of feasibility studies it will not be possible to effectively make investment decisions with respect to the future utilisation of the County Council care homes.

Future income from older people's homes could be negatively impacted if Wi-Fi is not installed in all homes. Improved staff productivity and the introduction of more efficient business practices could also be negatively impacted.

## **Financial**

The total estimated cost of the above proposals is £796,000. It is proposed that they are funded through virement of the following unallocated sums within the approved capital programme:

- £741,000 from the ISSIS / Liquid Logic allocation in the Corporate Block of the capital
- The £55,000 of unallocated balance within the Adult and Community Services Block of the capital programme

## **List of Background Papers**

Paper	Date	Contact/Tel
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N/A

Reason for inclusion in Part II, if appropriate

N/A