



Leicester  
City Council

**WARDS AFFECTED**  
All

## **FORWARD TIMETABLE OF CONSULTATION AND MEETINGS:**

**Cabinet**

**11th May 2009**

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### **Capital Programme 09/10: In-house Elderly Persons Homes (EPH's)**

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#### **Report of the Director of Older Peoples Services**

##### **1. Purpose of Report**

- 1.1 This report describes the proposed use of the provisional capital allocation to EPH's in 2009/10 budgets, earmarked at £250,000 for the year. It seeks Cabinet's approval to release an allocation for 2009/10.

##### **2. Summary**

- 2.1 Leicester City Council provides 288 residential beds in 8 in-house elderly persons homes (EPH's). The homes were fully refurbished in a programme between 1997 and 1999. Additional improvements have been made at homes when required.
- 2.2 The EPH's operate at around 90 – 95% occupancy levels and for those people accommodated, the EPH is their home. The maintenance and physical appearance is important in creating a comfortable and 'homely' environment, as well as meeting health and safety requirements.
- 2.3 In addition to the EPH's, the Council runs an intermediate care unit, which was developed from an EPH, at Brookside Court. This is included within the capital programme.
- 2.4 The previous Commission for Social Care Inspection (CSCI) and now the Care Quality Commission (CQC) assess the homes physical condition as part of the regulated service inspections using the Care Standards Act 2000 (standards 19-26 are applicable, as listed in paragraph 4.2).
- 2.5 The homes are generally in an acceptable condition. A series of recent inspections by CSCI has highlighted issues and an adequate rating has been listed for standards 19-26. The homes require an on-going upkeep in order to maintain and improve this level.

- 2.6 Requirements from the capital programme for 2009/10 were to be brought forward for consideration by Cabinet. A range of work has been identified as desirable to maintain the condition of the facilities; those felt to be essential are detailed in appendix 1
- 2.7 The transformation of adult social care is an emerging agenda, which may have implications for a variety of services in the future. The service recognises the impact of the current economic climate on the capital programme and has developed a programme that is mindful of these pressures. Therefore, this report only focuses on essential works during 2009/10.

### **3 Recommendations (or OPTIONS)**

#### **Cabinet is recommended to: -**

- 3.1 Note the required standards of regulated provision and the importance of maintaining these for the benefit of residents
- 3.2 Agree the capital allocation for 2009/10 of **£58,000** as detailed in appendix 1.

### **4 Report**

- 4.1 The EPH's have assessed, with support from property services in Adults and Housing Department, the works required during 2009/10 to maintain the homes to an acceptable standard. This is set out at appendix 1.
- 4.2 The location of the homes is set out in appendix 2.
- 4.3 The standards used by CSCI to assess the environment are: -
- (19) Service users live in a safe, well-maintained environment
  - (20) Service users have access to safe and comfortable indoor and outdoor communal facilities
  - (21) Service users have sufficient and suitable lavatories and washing facilities
  - (22) Service users have the specialist equipment they require to maximise their independence
  - (23) Service users own rooms suit their needs
  - (24) Service users live in safe, comfortable bedrooms with their own possessions around them
  - (25) Service users live in safe, comfortable surroundings
  - (26) The home is clean, pleasant and hygienic
- 4.4 Being registered prior to the Care Standards Act 2000, the EPH's are not currently required to meet the standards for space / facilities applied to newly registering facilities. However it is anticipated that standards will increase in the future. Given the rising expectations of clients also, the need for more extensive capital works is likely in future years, in order to keep the buildings fit for purpose and responds to consumer expectation.

### **5. FINANCIAL, LEGAL AND OTHER IMPLICATIONS**

## 5.1 Financial Implications

This paper is mainly concerned with finance and asks for the release of **£58,000** from the provisional capital allocation of £250k for 2009/10.

**Rod Pearson, Head of Finance**  
**Ext. 8800**

## 5.2 Legal Implications

There are no direct legal implications arising from the report.

**Kamal Adatia, for the Head of Legal Services**  
**Ext. 7044**

## 6. Report Author

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<b>Key Decision</b>	Yes
<b>Reason</b>	Is significant in terms of its effect on communities living or working in an area comprising more than one ward
<b>Appeared in Forward Plan</b>	Yes
<b>Executive or Council Decision</b>	Executive (Cabinet)

<b>Essential works, within Elderly Persons Homes for the 2009/2010 financial year</b>	<b>Total</b>
<b>Abbey House</b> 4 Profile Beds, approximately £1500 per bed, total £6000	<b>£6000</b>
<b>Arbor House</b> French doors to internal patio area, approximate cost £4000 Redecorate Dinning room and lay new flooring, approximate cost £4000	<b>£8000</b>
<b>Cooper House</b> Redecorating, lighting and flooring in the foyer area, approx. cost £2000 Redecorating Staircase, approximate cost £1000 Redecorating corridors, approximate cost £2000	<b>£5000</b>
<b>Elizabeth House</b> Replace the obsolete CCTV system in the home, approximate cost £3500 Install new large commercial washing machine, approximate cost £4500	<b>£8000</b>
<b>Herrick Lodge</b> New carpet in bedroom no 12, approximate cost £500 New sink, cabinet and carpet in bedroom no 27, approximate cost £1000 New sink and redecoration in bedroom no 24, approximate cost £1000 Redecorating bedroom no 34, approximate cost £600 New sink in the main kitchen, approximate cost £800	<b>£3900</b>
<b>Nuffield House</b> Install automatic doors to residents smoking lounge, approximate cost £3000	<b>£3000</b>
<b>Preston Lodge</b> Refurbishment of 1 bathroom, approximate cost £5000	<b>£5000</b>
<b>Thurn Court</b> Install keypad locking system to front door, approximate cost £500 New divan beds for 30 bedrooms, approx. cost £120 per bed, total £3600	<b>£4100</b>
<b>Brookside Court Intermediate Care Unit</b> Create wet room to enable disabled users in each wing to shower (expressed preference)	<b>£15, 000</b>
<b>TOTAL</b>	<b>£58,000</b>

## Local Authority Homes

Name of the Home	Area	Ward	Ward Councillors
Abbey House	Groby Road/ Newfoundpool	Western Park	R Blackmore P Coley
Arbor House	Evington	Evington	D Bajaj M Johnson
Brookside Court	Knighton	Knighton	A Bayford R Grant G Hunt
Cooper House	Eyres Monsell	Eyres Monsell	K Blower R Palmer
Elizabeth House	New Parks	New Parks	S Blackmore S Corral J Hall
Herrick Lodge	St Marks	Latimer	V Patel M Sood
Nuffield House	Westcotes	Western Park	R Blackmore P Coley
Preston Lodge	Spinney Hill	Charnwood	P Newcombe A Osman
Thurn Court	Thurnby Lodge	Thurn Court	J Allen C Scuplak