



Leicester
City Council

WARDS AFFECTED
All

FORWARD TIMETABLE OF CONSULTATION AND MEETINGS:

Cabinet

8th December 2008

Capital Programme 08/09 & 09/10: In-house Elderly Persons Homes (EPH's)

Report of the Service Director, Older People

1. Purpose of Report

- 1.1 This report describes the proposed use of the provisional capital allocation to EPH's in each of the 2008/09 and 2009/10 budgets, earmarked at £250 000 / year. It seeks Cabinet's approval to release an allocation for 2008/09, plus a sum for digital switchover in 2009/10.

2. Summary

- 2.1 Leicester City Council provides 291 residential beds in 8 in-house elderly persons homes (EPH's). The homes were fully refurbished in a programme between 1997 and 1999.
- 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.
- 2.2.1 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.
- 2.3 The Commission for Social Care Inspection (CSCI) assesses 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).
- 2.4 The homes are generally in an acceptable condition, rated good by CSCI. One recent inspection (Nuffield House) has highlighted issues and an adequate rating has been listed for standards 19-26. The homes require on-going upkeep in order to maintain / improve this level. A range of work has been identified as necessary, with immediate priorities noted for action in this financial year, as detailed in appendix 1a.

- 2.5 The transformation of adult social care is an emerging agenda, which may have implications for a variety of services in the future. This report only focuses on essential works during 2008/09. It is likely that there will be similar requirements for 2009/10 with final details yet to be determined, excepting the cost of digital switchover which is a known factor. 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.

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 allocations for 2008/09 (**£56, 082**) as detailed in appendix 1
- 3.3 Agree a capital allocation for 2009/10 of **£60, 000** for digital switchover, noting further any requirements will be brought forward for consideration by Cabinet.

4 Report

- 4.1 The EPH's have assessed, with support from property services in Adults and Housing Department, the works required 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
- 4.3 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 order to keep the buildings fit for purpose and respond 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 **£56, 082** from the provisional capital allocation of £250k for 2008/09 and of an initial sum of **£60, 000** for digital switchover in 2009/10.

Rod Pearson, Head of Finance
Ext. 8800

5.2 Legal Implications

At this stage there are no direct legal implications arising from the report.

Kamal Adatia, for the Head of Legal Services
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6. Report Author

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

Essential works, within Older Persons Homes, for the 2008/2009 financial year**Arbor House**

The current main office accommodation is very small and it is difficult for the clerk to work effectively in this area. Relocation for the Assistant Manager would alleviate this problem. The majority of the work would be carried out internally but IT points etc. are required

£ 2,900

Cooper House

Following recent legislation there is only one room used for smoking at Cooper House. Unfortunately there are a number of people who use this room and over time the room is in need of decoration and having the carpet replaced

£ 1,500

Elizabeth House

There is a resident who recently had to have an amputation but does remain as mobile as possible with the use of an electric wheelchair. A full room ceiling track hoist would benefit both the individual concerned and assist staff with the care given

£ 3,000

Herrick Lodge

Following recent works paid from a separate grant, slabbing to the grassed area in front of the building would allow resident to access the area easier and even if the ground was damp.

£ 2,200

Nuffield House Mental Health Unit

Refurbishment to top floor wing, carpets to bedrooms, painting, new Handrails, corridor flooring

£10,500

Gardening works to the garden at the rear of the Home to allow those residents in the mental health unit access outside areas

£10,000

Nuffield House

Decoration and new flooring to the main corridor of the home which has been highlighted in recent CSCI inspection reports

£ 7,500

Brookside Court Intermediate Care Unit

Convert room 20 to therapeutic kitchen

£6, 207

Convert room 129 to therapeutic kitchen

£7, 750

Refurbish lounge to create lounge / diner

£4, 530

TOTAL **£56, 082**

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