

FOR PUBLICATION

DERBYSHIRE COUNTY COUNCIL

CABINET

14 October 2021

Report of the Executive Director of Adult Social Care and Health

Direct Care Homes for Older People: Essential works programme

1. Divisions Affected

1.1 Countywide

2. Key Decision

2.1 This is a key decision because it is likely to result in the Council incurring expenditure which is significant having regard to the budget for the service concerned.

3. Purpose

3.1 For Cabinet to approve:

- the proposed programme of essential works to be undertaken on the Direct Care homes for older people as set out in this report
- the funding associated with this programme of essential works
- the arrangements for procurement associated with the programme.

4. Information and Analysis

- 4.1 Corporate Property have prepared a work schedule and budget estimates for all of the Councils directly provided residential care homes for older people. This schedule includes all works which relate to the safety and soundness of the homes to include (where required) roof works, heating works/replacement of boilers, replacement of kitchen ventilation, etc. These are priority works which are deemed to be required either for reason of health and safety or statutory compliance. This programme does not include rewiring or full refurbishment which would need to be part of a longer-term plan. This schedule was considered at the Cabinet meeting on 21 January 2021 and capital funding was approved to partially fund the programme (see section 4 below.)
- 4.2 The schedule does not include the three homes which are already undergoing full refurbishment but does include all other homes which are identified as requiring essential works.
- 4.3 The schedule also includes Hazelwood (Cotmanhay) as although this is planned to be replaced by a new home at Bennerley Avenue in June 2022, the works required are immediately required for statutory compliance and health and safety reasons.

Proposed work programme

The following is a summary of works proposed to be undertaken and total budget estimates for each home:

Home	Summary of works	Total budget estimate £
The Grange, Eckington	Upgrades to fabric, and external landscaping to remove hazards and improve means of escape, upgrades to heating and lighting including boiler replacement, upgrade kitchen vent	0.195m
Castle Court, Castle Gresley	Upgrades to Kitchen vent, and emergency lighting	0.162m
The Leys, Ashbourne	Upgrades to fabric, heating installation including boiler replacement; upgrade kitchen vent, upgrade water tanks	0.493m

Whitestones, Chapel en le Frith	Upgrade to external paving and footways to remove trip hazards in current degraded paving and improve external access and evacuation routes for residents.	0.010m
Thomas Colledge, Bolsover	Upgrades to fabric including canopy, upgrade heating and hot water installation including calorifiers, boiler control panels; upgrade lounge lighting	0.120m
Hazelwood, Cotmanhay	Upgrade Kitchen vent, upgrade hot water and heating system	0.122m
Beechcroft, West Hallam	Upgrades to fabric, upgrade to electrical installation including distribution boards, and fire alarm, detectors to improve safety including associated enabling works.	0.245m
East Clune, Clowne	Upgrades to roof, upgrade to kitchen vent including associated enabling works	0.433m
Gernon Manor, Bakewell	Upgrades to roof, upgrade to heating and hot water installation boiler and calorifier replacement, upgrade kitchen vent including associated enabling works	0.460m
Goyt Valley House, New Mills	Upgrades to external hard landscaping to remove hazards and improve means of escape, gas pipework, mains water and associated enabling works	0.232m
Holmlea, Tibshelf	Upgrades to external hard landscaping to remove hazards and improve means of escape, kitchen vent replacement, including associated enabling works	0.226m

Ladycross, Sandiacre	Upgrades to roof including enabling works, and external hard landscaping to remove hazards and improve means of escape.	0.092m
The Spinney, Brimington	Upgrades to roofs, cladding, upgrade boilers and associated enabling works	0.288m
Contingency		0.522m
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TOTAL		3.600m
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Procurement

Design work for the above listed works will be undertaken by Concertus in line with the Council's contractual agreement with the joint venture partner. The joint venture contract provides for both Best Value Reviews and Benchmarking to enable the Council to fulfil its statutory obligations and demonstrate that it is continuing to achieve value for money for the services provided by Concertus. Works will be undertaken by internal operational teams or external contractors as necessary. All procurement will be made subject to the Council's normal financial procedures and procurement rules.

Programme planning

Subject to the approval of Cabinet, Corporate Property will establish a work programme to undertake the highest priority work at each home as soon as possible. It is envisaged that the programme will take a minimum of 18 months to fully complete

5. Consultation

5.1 Not applicable.

6. Alternative Options Considered

6.1 Delay planned maintenance activity. Taking this option would deliver significant risk of ongoing deterioration in the fabric of the buildings which would impact on the safety and wellbeing of the residents and staff.

6.2 Undertake no planned maintenance. Taking this option would deliver significant risk of ongoing deterioration in the fabric of the buildings which would impact on the safety and wellbeing of the residents and staff. This would likely lead to the buildings being unfit for habitation over time.

7. Implications

7.1 Appendix 1 sets out the relevant implications considered in the preparation of the report.

8. Background Papers

8.1 4 June 2020 Cabinet report: Outcome of the consultation on the future of Direct Care homes for older people.

9. Appendices

9.1 Appendix 1- Implications.

9.2 Not applicable

10. Recommendation(s)

That Cabinet:

- a) approve the programme of essential works at the Direct Care Homes for Older People as set out in this report
- b) approve the funding allocation of £2.190m from Adult Care reserve to fund the programme (in addition to the already approved £1.410m from the Capital Programme)
- c) approve the arrangements for procurement set out in the report in order to undertake the work as soon as possible.

11. Reasons for Recommendation(s)

- 11.1
- a) to ensure that Direct Care homes for older people are suitably maintained through the completion of identified essential works
 - b) to ensure sufficient funds are available to complete works that are identified as essential
 - c) to ensure arrangements for completion of works can be undertaken as quickly as possible.

12. Is it necessary to waive the call-in period?

12.1 No

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Implications

Financial

- 1.1 On 21 January 2021 Cabinet approved the allocation of £1.410m capital funding (from April 2021) for part of this work programme. It is proposed that the remaining balance of £2.190m is funded from Adult Care reserve. This allocation is based on budget estimates and may need to be refined once the programme is finalised

Legal

- 2.1 The Director of Legal and Democratic Services will advise in relation to any contractual and property related issues

Human Resources

- 3.1 No obvious implications

Information Technology

- 4.1 No obvious implications

Equalities Impact

- 5.1 Not applicable

Corporate objectives and priorities for change

- 6.1 Not applicable

Other (for example, Health and Safety, Environmental Sustainability, Property and Asset Management, Risk Management and Safeguarding)

- 7.1 From a property and asset management perspective the Council is required to ensure that the services it provides are of a suitable standard and quality, and that they adhere to relevant building regulations and health and safety requirements.