

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member for Adult Social Care and Health
Date:	25 July 2018
Title:	In House Modernisation
Report From:	Director of Adults' Health and Care

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1. Recommendation

1.1. To approve in accordance with Financial Procedure Rules, spend of £750,000 from within the Adults' Health and Care Capital Programme 2018/19 for the continued refresh and improvements to the kitchenettes, and the initial phase of improvements to main catering kitchens and bathrooms within the In-House residential and nursing homes.

2. Executive Summary

2.1. In February 2018 Cabinet agreed for the addition of this scheme to the In House modernisation within the Adults' Health and Care Capital Programme 2018/19.

2.2. This report seeks to obtain spend and procurement approval for contracting activity associated with this scheme within Adults' Health Care Capital Programme for 2018/19. At a summary level this scheme can be broken down as follows:

- Kitchenette Programme - £300,000
- Main Kitchen Catering Programme - £250,000
- Bath/WC/Bariatric Programme - £200,000

2.3. Due to the urgency of works required to meet the Environmental Health Officer requirements relating to food hygiene a contract has already been awarded and works are underway at one of the sites. Therefore in part this approval is being sought retrospectively.

3. Scope of Works

3.1. It is proposed that spend will be targeted across the residential and nursing home estate and the wider portfolio of properties for service users with both

learning and physical disabilities. The main thrust of this scheme is to focus on those areas with the highest priority to:

- Improve the kitchenettes within the care and nursing home estate
- Remodel and improve the main catering kitchen facilities across the estate.
- Remodel/improve and refurbish bathrooms across the estate

4. Contextual Information

- 4.1. The Adults' Health and Care Estate comprises 3 distinct areas: Care and Nursing Homes, Learning Disability and Physically Disability services which are delivered from multiple buildings across Hampshire.
- 4.2. Assurance assessment relating to Care Quality Commission (CQC) inspections, Environmental Health Notices and changing/increasing needs of service users accessing services has identified that the resources within the Adults' Health and Care Capital Programme should be used specifically to tackle kitchenette refurbishments and improvements, main kitchen refurbishments and improvements and bathroom refurbishment & improvements.
- 4.3. This value of the entire scheme £750,000, was added to the capital programme after it was reported to the Executive Member for Adult Social Care and Health on 17 January 2018, Cabinet on 5 February 2018 and approved at Full County Council on 22 February 2018.

5. Finance

5.1. Capital Expenditure:

As outlined the capital expenditure for this scheme has already been identified from available resources previously unallocated within the Adults' Health and Care Capital Programme 2018/19.

The funding for this scheme will be profiled in 2018/19 in full. Other than the scheme that has already commenced and will complete in 2018/19 financial year it is anticipated to start the procurement process July/August 2018 for on-site activity from September 2018 with all works to be completed prior to April 2019.

5.2. Revenue:

All buildings remain fully operational during the refurbishment process. It is not envisaged that these works will have an adverse impact on the revenue budget during the period they are being undertaken.

The improvements offered from this scheme will improve operational efficiency and service standards. However, it is not anticipated that any of these efficiencies will result in cost savings

5.3. See Appendix A for sites to be targeted for refurbishment and improvements.

6. Scope of the Projects

- 6.1. **Kitchenette Refurbishment & Improvement Programme** – The programme will continue to address the issues highlighted by local Environmental Health Officers to improve hygiene and also will take the opportunity to alter the layouts to introduce dish washing facilities to some kitchenettes, improving the delivery of service and the risk of reduce cross contamination, as well as make better use of staff time avoiding the need to transport crockery around the building.
- 6.2. **Main Catering Kitchen Refurbishment & Improvement Programme** – This programme will begin to address health and safety concerns and environmental health concerns with better flow of work within the kitchens making them more efficient and improve catering services. The programme implements alterations to the layout, appliances, extraction systems and also better use of materials to improve the kitchen environment such as replacing painted surfaces with hygienic panels. It will also introduce more efficient time saving appliances.
- 6.3. **Bathroom Refurbishment Programme** – To improve facilities and take the opportunity of making the bathrooms more accessible to a changing client base with more complex personal care needs. It has been noted that Solent Mead is lacking a bariatric bathroom and this is impacting on the service provided. This programme will ensure a suitable bathing facility is created to each of the care homes and across the Learning Disabilities and Physical Disabilities buildings.
- 6.4. It is proposed to procure the refurbishment and improvement works through Hampshire Building Fabric Minor Works Framework.
- 6.5. It is anticipated that either a tender for single sites and/or group sites together for economies of scale will be needed.
- 6.6. It may be necessary to procure specialist equipment such the x-y hoists through specialist contractors and approval is sought to procure outside of the Hampshire Building Fabric Minor Works Framework and approval is sought to do this. This cost however is within the envelope being sought within this report.

- 6.7. All work will be protected with a 12 month defect period from completion including holding retention money to ensure any defects that appear within that period are addressed by the contractor.
- 6.8. All buildings are to remain fully operational during the refurbishment process and local management arrangements will be in place to manage the health and safety impact on service users/staff/visitors.

7. Consultation and Equalities

- 7.1. An EIA has been completed to support the proposal. At this stage the impact on age, disability and gender are considered positive, as the modernisation programme of works will enhance the appropriateness of environments for residents and the impact in regards to the remaining statutory considerations is neutral.
- 7.2. The proposed programme of improvements has the opportunity to improve the independence of residents and also ensure staff working conditions are suitable and that facilities meet regulatory requirements to offer care to residents presenting with increased personal care needs
- 7.3. The proposed programme of works will also result in improved quality of services offered across the Estate and ensure services in the buildings identified in the programme are fit for the future
- 7.4. It is for the Executive Member as decision maker to have due regard to the need to: Eliminate discrimination, harassment, victimisation and any other conduct prohibited under the Equality Act and advance equality of opportunity and foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

8. Conclusion

- 8.1. It is recognised that, in order to maintain the estate to a high standard and for the build environments to continue to support residents and service user's needs, priority works on residential and nursing care premises are required to meet the needs of residents and service users and to satisfy the requirements or regulators including CQC, The Fire Service, Health & Safety Executive and Environmental Health Officer.
- 8.2. The proposed works also address environmental health inspection reports, address infection control issues, and begin to address, across the estate, increase care needs of residents.

Appendix A

Sites for 2018/19 Refurbishment and Improvement Programmes:

Kitchenette Programme:

Fleming House
Emsworth House
Green Meadows
Forest Court
Bishops Waltham House
Marfield

Bathroom Programme:

Solent Mead
Green Meadows
Bishops Waltham House
Audley's Close
Park View
110a West Street
Gosport Day Services

Main Kitchen Catering Programme – properties in scope for Phase 1 and Phase 2

Audleys Close
Bickerley Green
Bishops Waltham House
Emsworth House
Fleming House
Forest Court
Green Meadows
Hawthorne Court
Marfield
Oakridge House
Solent Mead
Ticehurst
Westholme
Willow Court

CORPORATE OR LEGAL INFORMATION:**Links to the Strategic Plan**

This proposal does not link to the Strategic Plan but, nevertheless, requires a decision because: It is essential that a long term solution be secured for the future provision of a suitable meals service for Willow Court Nursing home.

Other Significant Links**Links to previous Member decisions:**

<u>Title</u>	<u>Date</u>
Capital Programme for 2018 to 2020/21	17 Jan 2018

Direct links to specific legislation or Government Directives

<u>Title</u>	<u>Date</u>

Section 100 D - Local Government Act 1972 - background documents

The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)

<u>Document</u>	<u>Location</u>
None	

IMPACT ASSESSMENTS:

1. Equality Duty

1.1. The County Council has a duty under Section 149 of the Equality Act 2010 ('the Act') to have due regard in the exercise of its functions to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, gender and sexual orientation) and those who do not share it;
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Due regard in this context involves having due regard in particular to:

- a) The need to remove or minimise disadvantages suffered by persons sharing a relevant characteristic connected to that characteristic;
- b) Take steps to meet the needs of persons sharing a relevant protected characteristic different from the needs of persons who do not share it;
- c) Encourage persons sharing a relevant protected characteristic to participate in public life or in any other activity which participation by such persons is disproportionately low.

1.2. Equalities Impact Assessment:

There is a positive impact on age, disability and gender as the modernisation scheme will enhance the appropriateness of environments for residents. It will also ensure staff working conditions are suitable and that facilities meet regulatory requirements.

2. Impact on Crime and Disorder:

2.1 No significant crime and disorder issues have been identified

3. Climate Change:

3.1. How does what is being proposed impact on our carbon footprint / energy consumption?

3.2. How does what is being proposed consider the need to adapt to climate change, and be resilient to its longer term impacts?

No significant carbon footprint / energy consumption issues, nor any climate change adaptation impacts have been identified.