

DECISION-MAKER:	COUNCIL CABINET
SUBJECT:	CAPITAL FUNDING FOR ADULT SERVICES
DATE OF DECISION:	17 JULY 2013 20 AUGUST 2013
REPORT OF:	CABINET MEMBER FOR HEALTH AND ADULT SOCIAL CARE

CONTACT DETAILS

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STATEMENT OF CONFIDENTIALITY

Appendix 1 is not for publication by virtue of category 3 (financial and business matters) of paragraph 10.4 of the Access to Information Procedure Rules as contained in the Constitution. It is not in the public interest to disclose this information because it contains financial and business information that if made public would prejudice the Council's ability to operate in a commercial environment and obtain best value during a live procurement process prior to final tenders being received and contracts being entered into.

BRIEF SUMMARY

An appraisal process is followed annually to address buildings related issues in respect of internal care provision.

The Local Authority residential care homes are subject to regulation and inspection. It is therefore essential to maintain service standards and respond to the requirements of the Care Quality Commission (CQC) Care Standards. The appraisal also identifies separate elements to address Health and Safety Regulations and the provision of equipment replacement where this is not covered under the separate repair and maintenance provision.

A separate appraisal has also been undertaken in relation to Sembal House which is currently subject to a refurbishment programme which is already underway. During the programme a number of previously unidentified repairs and maintenance issues have become obvious in the material state of the building and funding is required to address these newly identified defects and complete the project.

RECOMMENDATIONS:

COUNCIL

- (i) To approve the addition of £482,000 to the Health and Adult Services Capital Programme to be allocated as £80,000, £100,000 and £302,000 to the existing schemes for Equipment and Health and Safety, Sembal House refurbishment and the National Care

Standards projects respectively. This will be funded through Council resources made available through receipt of the 2013/14 Personal Social Services Capital un-ring fenced grant.

CABINET

- (i) Subject to approval by Full Council on 17th July 2013 for the addition of funding to the Health and Adult Services Capital Programme, to approve, in accordance with financial procedure rules, capital expenditure of £302,000 in 2013/14 to maintain the condition of residential care homes to a standard in line with the requirements of the Care Quality Commission.
- (ii) To delegate authority for overseeing the management of the sum of £302,000 identified for maintaining the Council's residential homes to the Director of People following consultation with the Cabinet Member for Health and Social Care Portfolio and to take any steps necessary to procure the relevant works within overall budget approvals.

REASONS FOR REPORT RECOMMENDATIONS

1. That the Council's in house care services be maintained to a standard which is safe and of good quality to provide care for the City's residents.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

2. This issue has been considered by the Corporate Capital Board for inclusion within the Capital Programme and all items in the attached appendix have been approved as the preferred priority for repairs and maintenance for the forthcoming financial year. Options which included not allocating the funding were rejected as they fail to address quality of care and safety issues for residents of the relevant accommodation.
3. Programme to run from time of approval to March 2014.

DETAIL (Including consultation carried out)

4. Building deficiencies have emerged that reduce the capability of the Service, to meet the needs of the people who use these services but which do not meet the criteria for corporate Reactive Repair and Maintenance. The Repair and Maintenance budget is corporately held but is always insufficient to meet the needs of all the Council's buildings. This budget is allocated on a priority basis which, due to its limited nature, results in monies only being allocated against reactive repairs but not improvements and does not extend to access, paths, patios, boundaries, internal or external redecoration, fire safety or improvements as listed in the corporate guidance or temporary structures. In addition the maintenance of corporately owned buildings is undertaken against a programme informed by the age of the item requiring maintenance and its expected life usefulness rather than applying service requirements. This is understandable but does leave the services at risk of inefficiency, poor quality environments and potentially high risk external environment. The corporate approach does not differentiate between corporate office accommodation and buildings which are homes to vulnerable people or users of social care services.

The attached appraisal documents provide detail of the work required,

identified as appendices 1, 2 and 3.

5. Consultation in respect of the care standards appraisal has been undertaken with the managers of the respective homes and services and, where possible, with the residents and service users. However, due to the lack of mental capacity of the homes' residents and service users consultation with the latter has been more limited with greater reliance placed on professional assessment of needs.
6. Specifically, the appraisal for Sembal House is identified to cover works the necessity of which became apparent during the planning phase of the existing approved project. These additional works included windows which were found to be in a worse than expected condition, asbestos removal and electrical infrastructure which required replacement rather than repair. The building work had gone out to tender at a time when the market was thought to be likely to provide cost effective bids and this was proved to be the case. Work has therefore progressed to maximise the positive quote eventually accepted but now requires the outstanding funding to complete the additional work identified as a result of further more detailed appraisal.

RESOURCE IMPLICATIONS

Capital/Revenue

7. Subject to approval of an additional £302,000 by Council on 17th July 2013 to the Health and Adult Services Capital programme to maintain the condition of residential care homes to a standard in line with the requirements of the Care Quality Commission, approval to spend the £302,000 is now being sought. The funding for this addition has been identified from Council resources, specifically from receipt of the non ring-fenced Adults Personal Social Services Capital Expenditure grant which totals £597,000 in 2013/14.
8. There are no ongoing revenue implications anticipated from the approval of the addition of funding to these schemes.
9. The Residential homes bid totals: **£302,000 plus equipment of £80,000**
The Sembal House bid totals: **£100,000.**
Total £482,000

Property/Other

10. The project work will be undertaken where appropriate in partnership with Capita Symonds Property and Infrastructure Services. Each segment of the bid has a Capita support cost and these costs have been included in the bid detail.

LEGAL IMPLICATIONS

Statutory power to undertake proposals in the report:

11. Section 1 Localism Act 2011 empowers the Council to do anything that a private individual may do subject to any specific statutory limitations (none of which apply to the proposals in this report). The matters set out in this report fall within the scope of this power.

Other Legal Implications:

- 12. The appropriate EU procurement process in accordance with Contract Procedure Rules will be followed depending on the value of contracts for individual works. Any works undertaken will be designed and implemented having regard to the Council’s duties under the Equalities Act 2010 and s.17 Crime & Disorder Act 1998.

POLICY FRAMEWORK IMPLICATIONS

- 13. The proposal conforms to the Council’s stated aims of supporting vulnerable older people and adults.

KEY DECISION? Yes

WARDS/COMMUNITIES AFFECTED:	None
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SUPPORTING DOCUMENTATION

Appendices

1.	Capital Bid Appraisal form – Residential homes (confidential)
2.	Capital Bid Appraisal form – Sembal House
3.	Capital Bid Appraisal form – Equipment

Documents In Members’ Rooms

1.	None
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Equality Impact Assessment

Do the implications/subject of the report require an Equality Impact Assessment (EIA) to be carried out	No
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Other Background Documents

Equality Impact Assessment and Other Background documents available for inspection at:

Title of Background Paper(s) Relevant Paragraph of the Access to Information Procedure Rules / Schedule 12A allowing document to be Exempt/Confidential (if applicable)

1.	None	
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