

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member for Adult Social Care
Date:	29 October 2010
Title:	Capital Investment Strategy Older Persons' Homes - proposed investment at Thurlston House, Fleet
Reference:	1968
Report From:	Director of Adult Services

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1. Executive Summary

- 1.1. This report seeks approval for the proposed 2010/11 capital investment at Thurlston House, Fleet.
- 1.2. This report seeks approval for the proposed works to be undertaken at Thurlston House, Fleet together with the Adult Services funding contribution.

2. Contextual information

- 2.1. A Property Matrix group (consisting of Property and Adult Services staff) was set up in 2008. The group's remit was to consider all the Adult Services in-house older persons' and nursing homes in terms of the quality of the accommodation, fire precaution standards and suitability for service delivery.
- 2.2. Thurlston House has been assessed as the highest priority for sprinkler systems of the remaining residential older person homes where sprinklers are not fitted.
- 2.3. There is an existing commitment to the principle of including sprinkler systems in older persons homes. To undertake this level of work requires a significant reduction in occupancy levels and it is logical to carry out necessary maintenance and improvement works at the same time in order to avoid future disruption to residents.
- 2.4. Thurlston House is an older persons' home in Fleet owned and managed by Hampshire County Council Adult Services Department. The home is registered for 49 places and has two "stars" and provides care for both older people with dementia and those who are physically frail. The home opened in 1974.

- 2.5. Thurlston House sits in a unique position in the Hart / Rushmoor area of Hampshire; the only other in-house residential home for older people is Ticehurst.
- 2.6. Thurlston House is a popular resource serving those in need of residential care across a large geographical area that borders Surrey. The availability of affordable care homes in that area is limited. Being close to a major acute setting, Frimley Park Hospital, the home maintains good occupancy and has recently begun to develop ' Time to Think' re-ablement beds of which capacity is planned to increase over time from five to eight beds.

3. Finance

3.1. Capital

Thurlston House	Buildings £'000	Fees £'000	Total Cost £'000
P&R funding	315	52	367
Adult Services 10/11 Capital Programme	760	125	885
Total	1075	172	1252

- 3.2. Furniture and equipment will be purchased from the Adult Services capital programme block allocation for 2010 / 11 – 2011 / 12.
- 3.3. Whilst the work at Thurlston House is being undertaken there will be a loss of income due to the reduced number of beds available, offset by reduced expenditure. This will result in an approximate overall increase in net current expenditure of £211,000. This will be underwritten by in-house services.
- 3.4. This will complete the current programme of investment funded from the Older Persons' Homes Investment Strategy; Thurlston House having been identified as the highest priority in terms of operational need. The Adult Services capital funding of £885k will leave only £26k remaining in this budget. If further schemes are to be identified methods of financing would need to be agreed and a new investment strategy developed; this will follow the Spending Review and government finance settlement.

4. Performance

The proposed improvement works to Thurlston House consist of:

- Installation of a new sprinkler system including a new external storage tank and all distribution pipe work, heads and controls
- Installation of a new nurse call system
- Upgrading/replacement works to the heating system

- Upgrading of the water services
- Upgrading of power supplies as required throughout home
- Upgrading of power sockets and new lighting to bedrooms
- Installation of new lighting in common areas, WCs, offices etc
- Remodelling of the main entrance
- Upgrading of two sluices
- Refurbishment of the hairdressing salon
- Internal decoration and flooring replacement (approximately 60%).

4.1. It is anticipated that the proposed works at Thurlston House would commence in Spring 2011 and last approximately 44 weeks (11 months).

4.2. The phasing options for the building works at Thurlston House have been considered and it is felt that the most appropriate option is to reduce the home to 20 residents (for the duration of the building works only), which will allow for the works to be undertaken in the shortest possible time. A consultation strategy is now being developed to reduce the number of residents and will include possible relocation to other homes.

4.3. If there is a need to transfer any residents this will be undertaken sensitively involving residents their family members and carers and will include familiarisation visits, supported by staff. The transfer of residents would be phased over a period of time.

4.4. This report reflects the County Council's commitment to improve both the level of fire precautions in its existing homes for older people and provision of an environment and facilities to reflect the needs of current and future residents as outlined in the report "Setting Future Directions for Older Persons Services" approved by the Executive Member Adult Social Care on 28 July 2006; and proposes related works at Thurlston House, Fleet as the next phase of that programme.

5. Recommendation(s)

5.1. The proposals set out in the report for the transfer of residents be approved and the necessary consultation with residents, their families and staff be undertaken.

5.2. The Executive Member Policy and Resources be asked to approve the design project appraisal for the improvement works at Thurlston House, Fleet.

CORPORATE OR LEGAL INFORMATION:**Links to the Corporate Strategy**

Hampshire safer and more secure for all:	yes/no
Corporate Improvement plan link number (if appropriate):	
Maximising well-being:	yes/no
Corporate Improvement plan link number (if appropriate):	
Enhancing our quality of place:	yes/no
Corporate Improvement plan link number (if appropriate):	
OR	
This proposal does not link to the Corporate Strategy but, nevertheless, requires a decision because:	

Other Significant Links

Links to previous Member decisions:		
<u>Title</u> Setting Future Directions for Older Persons Services Executive Member Adult Social Care	<u>Reference</u> Item 2	<u>Date</u> 28 July 2006
Direct links to specific legislation or Government Directives		
<u>Title</u> The White Paper 'Our Health, Our Care, Our Say'	<u>Date</u> 30 Jan 2006	

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.)

DocumentLocation

IMPACT ASSESSMENTS:

1. Equalities Impact Assessment:

- 1.1. An equalities impact assessment has been undertaken for the proposed works at Thurlston House, Fleet. No negative impacts have been identified, and the proposed improvements will benefit residents, staff and visitors to the home.

2. Impact on Crime and Disorder:

- 2.1. The County Council has a legal obligation under Section 17 of the Crime and Disorder Act 1998 to consider the impact of all the decisions it makes on the prevention of crime. The proposals in this report will improve the safety of residents and the security of this building.

3. Climate Change:

- a) How does what is being proposed impact on our carbon footprint / energy consumption?

The following sustainable features are included in the proposed works:

- The thermal insulation to the roof void is to be upgraded
- New heating controls and energy efficient lighting are to be provided

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

The installation of local temperature controls to radiators will allow residents to have the ability to adjust the heating to meet their personal needs.

4. Fire Risk Assessment

In consultation with the Hampshire Fire and Rescue Service, a fire risk assessment has concluded that a sprinkler system should be installed at Thurlston House older persons' home.