

REPORT TO: Executive Board
DATE: 20 September 2018
REPORTING OFFICER: Strategic Director, People
PORTFOLIO: Children, Education and Social Care
SUBJECT: Care Home Provision - Belvedere
WARDS: Borough - wide

1.0 PURPOSE OF REPORT

1.1 To update the Executive Board Members with outline details of a proposal for the development of Belvedere as a care home for older people.

2.0 RECOMMENDATION: That

1) the contents of the report be noted; and

2) Executive Board Members agree in principle to further work to finalise the overall capital and revenue costs.

3.0 SUPPORTING INFORMATION

3.1 At the Executive Board of 19th July 2018 the Board agreed for the DASS to develop a costed proposal for the development of Belvedere.

3.2 The feasibility report has been undertaken which has identified an estimated building cost of £1.57 million with additional costs for the provision of furniture, soft furnishings, equipment and fees which will total approximately £2 million.

3.3 If the development was agreed it would take approximately 12 months from instruction to completion.

3.4 The redesign includes increasing the bed base to ensure maximum income generation from fees. There will need to be further work undertaken to fully understand the full financial implications.

4.0 POLICY IMPLICATIONS

4.1 Belvedere would contribute to the Council's responsibilities under the Care Act 2014.

5.0 **OTHER/ FINANCIAL IMPLICATIONS**

5.1 Belvedere is owned by Halton Borough Council. The anticipated costs associated with this project would be in the region of £2 million pounds for a full renovation and the provision of furniture and equipment.

5.2 Further work will be required in order to understand the full financial implications in terms of revenue costs and capital allocation.

6.0 **IMPLICATIONS FOR THE COUNCIL'S PRIORITIES**

6.1 **Children & Young People in Halton**

None identified.

6.2 **Employment, Learning & Skills in Halton**

None identified.

6.3 **A Healthy Halton**

None identified.

6.4 **A Safer Halton**

None identified.

6.5 **Halton's Urban Renewal**

None identified.

7.0 **RISK ANALYSIS**

7.1 There will be an increasing requirement for 24 hour placements in order to be able to adequately respond to the needs of an increasing older population with complex care needs.

7.2 Long term without additional long term care placements within the Borough there will be an impact on vulnerable adults who do not have access to local residential homes and will require placements out of area accruing higher costs.

7.3 Full occupancy levels would need to be maintained to ensure maximum income potential.

8.0 **EQUALITY & DIVERSITY ISSUES**

8.1 The development at Belvedere would see all access issues for disabled people addressed within and outside of the building.

Current bathrooms would be remodelled into level access showers enabling people with complex needs access to bathing facilities.

9.0 **REASON(S) FOR DECISION**

To instigate the development of Belvedere as a care home.

10.0 **ALTERNATIVE OPTIONS CONSIDERED AND REJECTED**

Not applicable.

11.0 **IMPLEMENTATION DATE**

It is anticipated that the works would be completed within 12 months, potentially opening in October 2019.

12.0 **LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972**

None.