

**Report of Deputy Director, Integrated Commissioning  
Adults and Health, (Leeds City Council) & NHS Leeds Clinical Commissioning  
Group**

**Report to Director of Adults and Health**

**Date: 13 February 2019**

**Subject: Establishment of a Capital Expenditure Scheme to undertake the  
refurbishment Terry Yorath House (TYH) residential care home**

Are specific electoral wards affected? If yes, name(s) of ward(s):	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the decision eligible for call-in?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, access to information procedure rule number: Appendix number:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**Summary of main issues**

1. TYH has been opened since 22 March 1993 and it is a purpose built single storey residential care home built in four wings around a central living and dining room. It provides residential care for 10 adults aged between 18 – 65 who have physical and/or learning disabilities. Terry Yorath House has been open for almost 26 years and has not undergone any significant refurbishment in that time. The current provider St John of God (SJOG) leases the building from LCC.
2. SJOG has maintained the building as per the terms and conditions set out on the lease but they have also undertaken additional work at their cost including installing a new kitchen and the provision of a minibus.
3. The original boiler plant is still in use and has not been replaced in 26 years. Needless to say the boiler plant is in urgent need of replacing as it is difficult to predict if it will last to the end of this winter period. The call system and fire alarm system both need to be replaced.

## **Recommendations**

1. For the Director of Adults and Health to establish a capital expenditure scheme of up to £270,000 to be spread over two financial years 18/19 and 19/20 to refurbish TYH.
2. That approval be granted for the injection of £270,000 into the Capital Programme to be funded from the application of monies from the Adult Social Care Capital Grant Provision.
3. The Director of Adults and Health should note that:  
The Adult Commissioning Manager will be responsible for implementing this decision along with colleagues from City Development.

## **Purpose of this report**

- 1.1 To seek approval from the Director of Adults and Health to establish a capital expenditure scheme of up to £270,000 to be spread over two financial years 18/19 and 19/20 to refurbish the building. The funding for this scheme is available from the Adult Social Care Grant provision within the Capital Programme.
- 1.2 To request authority to spend £270,000 over the two financial years 2018/19 and 2019/20 as this is the estimated cost of the refurbishments.
- 1.3 The Director of Adults and Health should note that:  
The Adult Commissioning Manager will be responsible for implementing this decision along with colleagues from City Development.

## **2. Background information**

- 2.1 TYH has been opened since 22 March 1993 and it is a purpose built single storey residential care home built in four wings around a central living and dining room. It provides residential care for 10 adults aged between 18 – 65 who have physical and/or learning disabilities. It also provides 2 respite beds used by up to 14 people. The accommodation consists of 14 single rooms with personal toilet facilities. There are shared bathing facilities due to the equipment needed to support a person with bathing.
- 2.2 Most of the residents very much consider TYH to be their home for life. When the current service provider was awarded the contract it was agreed with residents that they would have a home for life unless their health needs changed.
- 2.3 This agreement came about due to the parents strongly advocating on behalf of their loved one. Many of the parents are elderly and they found the whole procurement process stressful but we worked closely with them and as a result there is now and has been for several years a high level of satisfaction with the service.
- 2.4 The care provider is SJOG who were awarded the contract in 2011 to provide the care and support at TYH following a procurement exercise. They were also issued with a lease for the premises as LCC own the care home. The contract commenced on 1 April 2011 for five years. The building has been maintained to a good standard with investment from SJOG.

- 2.5 From April 2016 work has taken place to complete care plan reviews of the residents with a view to putting Care Home Individual Service Agreements in place. The process of putting in place the Care Home Individual Service Agreements is almost complete which allows for a new lease to be agreed with SJOG and the block contract arrangement to end.
- 2.6 In December 2017, following a review of the weekly charge and the individual residents support plans by the Adult Reviewing Team DLT agreed to a price increase of the weekly charge.

### **3. Main issues**

- 3.1 Terry Yorath House has been open for almost 26 years and has not undergone any significant refurbishment in that time. The current provider leases the building from LCC. The building is maintained by SJOG but significant investment is required to replace the boiler plant and heating, the call and the fire alarm systems. They are the original systems and have not been upgraded.
- 3.2 There is no ceiling tracking system in place and a survey is being carried out to investigate if this is viable in the building for some of the rooms where residents need the use of a hoist to assist with their personal care needs.
- 3.3 The original boiler plant is still in use and has not been replaced in 26 years. Needless to say the boiler plant is in urgent need of replacing as it is difficult to predict if it will last to the end of this winter period. The call system and fire alarm both need to be replaced.
- 3.4 Appendix 2 of this report is a spreadsheet of the work to be undertaken by both LCC and SJOG and it has some indicative figures of the costs for the schedule of work that needs to be undertaken.
- 3.5 The works will have to be carried out with the residents in situ with minimum disruption to the functioning of the home.
- 3.6 Once all of the refurbishment has been undertaken SJOG will sign a new eight year lease with LCC accepting full care and repair of the building.

### **4. Corporate considerations**

#### **4.1 Consultation and engagement**

- 4.1.1 The residents and their parents/carers are aware that this refurbishment needs to be undertaken and assurances have been made that the level of disruption will be kept to a minimum.
- 4.1.2 A risk register will be in place for the duration of the works and will include monitoring the impact on the residents. SJOG will be responsible for the engagement with the residents and their parents/carers.

#### **4.2 Equality and diversity / cohesion and integration**

- 4.2.1 An Equality Impact Assessment has been undertaken see Appendix 1.

#### **4.3 Council policies and best council plan**

4.3.1 The Best Council Plan is our strategic planning document, sitting at the top of a range of supporting strategies. It sets out what the council, working in partnership, will do to deliver better outcomes across Leeds.

4.3.2 The high level outcomes from the Best Council Plan are;

- Be safe and feel safe
- Enjoy happy, healthy, active lives
- Live in good quality, affordable homes within clean and well cared for places
- Do well at all levels of learning and have the skills they need for life
- Enjoy greater access to green spaces, leisure and the arts
- Earn enough to support themselves and their families
- Move around a well-planned city easily
- Live with dignity and stay independent for as long as possible

The refurbishment of TYH will assist in delivering these outcomes for the residents of TYH.

#### **4.4 Resources and value for money**

4.4.1 Value for money will form part of the decision making as to which supplier/s offer best value for the capital to be invested.

4.4.2 SJOG are also making a contribution to the refurbishments and once the work has been completed a new 8 year lease will be agreed with SJOG assuming responsibility for the future care and repair.

4.4.3 The cost of this scheme will be funded through the application of monies from the Adult Social Care Capital Grant provision within the existing Capital Programme.

#### **4.5 Legal implications, access to information, and call-in**

4.5.1 This is a Key Decision and is therefore subject to call-in. There are no grounds for keeping the contents of this report confidential under the Access to Information Rules.

4.5.2 Any refurbishment works to TYH will be procured in accordance with the Council's Contract Procedure Rules to ensure a fair and transparent process is undertaken.

#### **4.6 Risk management**

4.6.1 A risk register will be developed to ensure the schedule of works is undertaken in such a way to ensure the health and safety of the residents and SJOG's work force.

4.6.2 A project team will be set up to oversee the refurbishment and will hold responsibility for the risk register.

### **5. Conclusions**

5.1 The refurbishment of TYH is overdue and the boiler plant urgently needs replacing and forms the greatest part of the capital expenditure.

5.2 The call system and fire alarm are both now outdated and need to be replaced to ensure the safety of the home and its residents.

5.3 A project team will be established to oversee the refurbishment.

## **6. Recommendations**

- 6.1 For the Director of Adults and Health to establish a capital expenditure scheme of up to £270,000 to be spread over two financial years 18/19 and 19/20 to refurbish TYH.
- 6.2 That approval be granted for the injection of £270,000 into the Capital Programme to be funded from the application of monies from the Adult Social Care Capital Grant Provision.

The Director of Adults and Health should note that:

The Adult Commissioning Manager will be responsible for implementing this decision along with colleagues from City Development.

## **7. Background documents<sup>1</sup>**

None

### **Appendix 1**

Equality Impact Assessment

### **Appendix 2**

Spreadsheet of costs

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<sup>1</sup> The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.