

## ISLE OF ANGLESEY COUNTY COUNCIL

<b>Report to</b>	<b>Meeting of the Executive</b>
<b>Date</b>	<b>21 October 2013</b>
<b>Subject</b>	<b>Brwynog Residential Care Home</b>
<b>Portfolio Holder(s)</b>	<b>Richard Dew</b>
<b>Lead Officer(s)</b>	<b>Rhys Griffiths</b>
<b>Contact Officer</b>	<b>Rhys Griffiths</b>
<b>Nature and reason for reporting</b>	
To give consideration to concerns relating to the condition of the Brwynog Residential Care Home and consider options for remedial work together with the allocation of a budget to enable work to be carried out.	

### **A – Introduction / Background / Issues**

Concerns have been raised recently about the condition and future of the Residential Care Home at Brywnog, Amlwch. This report provides information regarding the condition of the building together with the additional budget required to address these concerns.

### **B – Considerations**

#### Current Budget Situation

The present Council arrangements provide for an annual capital budget for Buildings Risk Management which is utilised for all buildings except schools and smallholdings and for which separate ring-fenced budgets are provided. The required works are identified from surveys covering the next five years for all buildings together with annual advice from Building Surveyors and Client services. The capital budget is managed by prioritising required works using a risk matrix. The matrix considers the following categories of risk and associated considerations:

- Health and Safety
- Service Failure
- Component Failure
- Consequential Damage
- Legal Duty
- Grant Funding Availability
- Invest to Save Funding
- Affordability
- A Client service weighting is also applied

Through use of the above matrix the capital risk management budget is fully committed for

the current year.

### Consideration of the Condition of Brwynog Home

The list of projects together with a budget estimate for Brwynog taken from the current risk management bids but which are not funded in the current year includes the following;

- Provision of a DDA compliant ramp to the rear door of the EMI unit with handrail. £5,000
- Replacement of rear door and frame with new double doors and frame. £3,000
- Complete refurbishment of toilets and shower rooms in the EMI wing, making one room from two. £20,000
- Provision of a level hard surface area for residents (and their visitors) to sit, walk and possibly tend to vegetables or flowers, to include the EMI wing. £25,000
- External re-decoration (Particularly the timber windows, panels and soffits). £2,000
- Renewal of suspended ceilings and lights to the ground floor corridors. £15,000
- Redecoration of the Ground floor corridors and bedrooms . £12,000
- Redecoration of the First floor corridors and bedrooms. £12,000

Total £94,000

Consideration of the current condition surveys indicates that, at present, if the above schedule of works are carried out no further planned maintenance work is likely to be required over the next five years to retain the building in its present condition. This schedule of works does not include any improvement works which may be desired in relation to Client Service requirements or to reflect a different standard of service provision. In addition to the above, furniture and curtains are needed in most rooms. It is suggested also that consideration be given to employing an interior designer to make best use of any budget which becomes available. Overall an additional budget of £120,000 in the current year would enable the condition of the building to be brought up to a reasonable standard of accommodation throughout and ensure all rooms are available and acceptable for occupation. Social Services advise that this option would meet minimum CSSIW standards in regulatory terms.

The basic design of the building reflects an earlier “institutionalised” style of accommodation. Whilst the overall standard of accommodation may be enhanced, the impression presented to prospective residents through the style of building would not be changed simply by carrying out the works as noted above. To adapt the building to one of a more modern style of residence will require a further input of capital. Elements which might then be changed would include painting and refreshing the external rendering, changing a large proportion of the internal doors to something more acceptable or “homely” to potential residents, etc. An injection of a further approx. £400k would enable such changes to be made and to enable the Council to offer a much higher standard of residential accommodation to the residents.

None of the above, however, would provide en-suite facilities in all rooms, for example. There have been earlier studies carried out to determine how such provision could be made and which would require a budget in excess of £1M. These studies have not been updated for the purposes of this report and it is noted that en-suite provision could not be provided without a reduction in the number of existing rooms, unless proposals for an extension are also developed.

A decision is required as to what standard of accommodation the Council is seeking to provide and for an appropriate budget to be allocated.

Having raised the standard of accommodation the Council would need to keep it at that level during the next 5-6 years. Much depends on what level is required and also on what the turnover of residents may be each year. Based on an assumption that redecoration of each room would be required as it becomes vacant prior to re-occupation and allowing for several such occurrences each year, plus routine planned maintenance, plus day to day reactive maintenance, it is believed that an annual budget of some £20k should be sufficient.

In summary, therefore, three initial options may be considered:

- Option 1. Restore all rooms to a reasonable standard of accommodation: £120k
- Option 2. Provide a more modern style of accommodation throughout the home: £500k
- Option 3. Provide full en-suite facilities to all rooms and an appropriately high standard of accommodation: over £1M

<b>C – Implications and Impacts</b>		
<b>1</b>	<b>Finance / Section 151</b>	
<b>2</b>	<b>Legal / Monitoring Officer</b>	
<b>3</b>	<b>Human Resources</b>	
<b>4</b>	<b>Property Services</b> (see notes – separate document)	Included in the report
<b>5</b>	<b>Information and Communications Technology (ICT)</b>	
<b>6</b>	<b>Equality</b>	

<b>C – Implications and Impacts</b>		
	(see notes – separate document)	
<b>7</b>	<b>Anti-poverty and Social</b> (see notes – separate document)	
<b>8</b>	<b>Communication</b> (see notes – separate document)	
<b>9</b>	<b>Consultation</b> (see notes – separate document)	
<b>10</b>	<b>Economic</b>	
<b>11</b>	<b>Environmental</b> (see notes – separate document)	– No implications for Council’s responsibilities under the Countryside and Rights of Way (CROW) Act, 2000 nor the Natural Environment and Rural Communities(NERC) Act, 2006.
<b>12</b>	<b>Crime and Disorder</b> (see notes – separate document)	
<b>13</b>	<b>Outcome Agreements</b>	

<b>CH - Summary</b>
<p>A decision is required regarding the appropriate level of accommodation to be provided at Brwynog Residential Care Home and to enable a budget to be confirmed for implementation.</p> <p>The options presented in this report are:</p> <ol style="list-style-type: none"> <li>1. Restore all rooms to a reasonable standard of accommodation together with a an annual maintenance budget of £20,000 required to retain these levels of accommodation once the capital works have been completed. £120k</li> <li>2. Provide a more modern style of accommodation throughout the home: £500k</li> <li>3. Provide full en-suite facilities to all rooms and an appropriately high standard of accommodation: over £1M</li> </ol>

<b>D - Recommendation</b>
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Bearing in mind the future suitability of the building and the restricted availability of budget it is recommended that Option 1 be approved.
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**Name of author of report: Mike Barton**  
**Job Title: Head of Service Property**  
**Date: 2 October 2013**

<b>Appendices:</b>

<b>Background papers</b>