

Record of operational decision

Decision title:	Decision to spend from the Property Services Estate Capital Building Improvement Programme 2024/2027 on the care facility emergency programme of works																												
Date of decision:	13.05.24																												
Decision maker:	Director for Resources and Assurance																												
Authority for delegated decision:	<p>A key decision was taken at the Cabinet meeting on the 7 March 2024 authorising the Officer and allocating the use of 550k from the Property Services Estate Capital Building Improvement Programme 2024/2027 on the care facility emergency programme of works.</p> <p>The full report and decision notice can be found here; Decision - Property Services Estate Capital Building Improvement Programme 2024/2027 - Herefordshire Council</p> <p>Appendix C Appendix C - Emergency works for Care Homes-v2.pdf (herefordshire.gov.uk)</p>																												
Ward:	Eign Hill, Red Hill and Leominster North																												
Consultation:	Strategic Assets Delivery Director, Strategic Capital Finance Manager, Community Wellbeing Service.																												
Decision made:	<p>To instruct Hoople Ltd to deliver the following services/works up to a total value of £237,198.50 (including fees and contingency). Works are to be completed no later than 31 March 2025. Works/locations are listed below:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Building</th> <th style="text-align: center;">Description</th> <th style="text-align: center;">Total</th> </tr> </thead> <tbody> <tr> <td>South Bank Close, Ridgemoor and Hillside</td> <td>New Furnishings & Beds</td> <td style="text-align: right;">£ 24,442.00</td> </tr> <tr> <td>South Bank Close</td> <td>P1 from Condition Survey</td> <td style="text-align: right;">£ 27,775.00</td> </tr> <tr> <td>Ridgemoor</td> <td>P1 from Condition Survey</td> <td style="text-align: right;">£ 38,329.50</td> </tr> <tr> <td>Ridgemoor</td> <td>Fire Door Remedial Work</td> <td style="text-align: right;">£ 59,994.00</td> </tr> <tr> <td>South Bank Close</td> <td>Fire Door Remedial Work</td> <td style="text-align: right;">£ 73,326.00</td> </tr> <tr> <td>South Bank Close</td> <td>Enclose Server cabinet in fire resisting enclosure or relocate out of escape route</td> <td style="text-align: right;">£ 2,222.00</td> </tr> <tr> <td>South Bank Close</td> <td>Improvement work to external fire exit areas -</td> <td style="text-align: right;">£ 11,110.00</td> </tr> <tr> <td colspan="2"></td> <td style="text-align: right;">£237,198.50</td> </tr> </tbody> </table>		Building	Description	Total	South Bank Close, Ridgemoor and Hillside	New Furnishings & Beds	£ 24,442.00	South Bank Close	P1 from Condition Survey	£ 27,775.00	Ridgemoor	P1 from Condition Survey	£ 38,329.50	Ridgemoor	Fire Door Remedial Work	£ 59,994.00	South Bank Close	Fire Door Remedial Work	£ 73,326.00	South Bank Close	Enclose Server cabinet in fire resisting enclosure or relocate out of escape route	£ 2,222.00	South Bank Close	Improvement work to external fire exit areas -	£ 11,110.00			£237,198.50
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Reasons for decision:	<p>The reason for the decision is to ensure that Hoople Ltd can deliver the proposed works above in a timely manner and to budget as listed in Appendix C within the Property Services Estate Capital Building Improvement Programme 2024/2027.</p> <p>The programme has been split into works that can be delivered by Hoople</p>																												

	<p>Ltd which will allow a greater level of discussion around implementation to cause minimal disruption to tenants and those that need to be procured from external providers.</p>
<p>Equality Considerations</p>	<p>Under section 149 of the Equality Act 2010, the ‘general duty’ on public authorities is set out as follows: A public authority must, in the exercise of its functions, have due regard to the need to – a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act; b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.</p> <p>The public sector equality duty (specific duty) requires us to consider how we can positively contribute to the advancement of equality and good relations, and demonstrate that we are paying ‘due regard’ in our decision making in the design of policies and in the delivery of services. Our providers will be made aware of their contractual requirements in regards to equality legislation.</p> <p>Ensuring that improvement works are undertaken will safeguard that the council’s equality responsibilities are met in so far as the physical built environment is managed in such a way as to comply with the Equality Act. The Equality Act 2010 established a positive obligation on local authorities to promote equality and to reduce discrimination in relation to any of the nine ‘protected characteristics’ (age; disability; gender reassignment; pregnancy and maternity; marriage and civil partnership; race; religion or belief; sex; and sexual orientation). In particular, the council must have ‘due regard’ to the public sector equality duty when taking any decisions on service changes.</p> <p>In all our capital programmes, we will comply with the council’s own Equality Policy, namely: a) When designing infrastructure schemes and redesigning the public realm in our city and town centres, we will work with user groups to ensure that the design improves access for all. b) In all our proposals, we will aim for the highest level of accessibility.</p>
<p>Highlight any associated risks/finance/legal/equality considerations:</p>	<p>Local Authorities have a legal duty under the Care Act 2014 to meet assessed eligible care and support needs. The Act also places a duty on the council to shape the local provider market and enable a sustainable and diverse range of care provision that is innovative and cost effective and that promotes the wellbeing of people who need care and support.</p> <p>Herefordshire Council’s arrangements for the provision of care includes a contractual agreement with Hoople Limited to provide both long term and short term support to individuals with Learning Disabilities in a residential care setting (Southbank in Hereford and Ridgemoor Road in Leominster) and the provision of short term residential care to support the discharge of adults from hospital (Hillside in Hereford). The current premises from which these services are delivered are part of the council’s portfolio of properties and the council has responsibility for major works and significant repair. A programme of urgent remedial work and required investment has been identified to improve the conditions of these premises to support standards for safe and effective care. This includes work in relation to fire safety measures, and to address issues raised during a recent inspection by the care quality commission.</p> <p>£550k has been identified within the 2024/25 capital budget to fund the works that need to be completed as a matter of urgency.</p>

	<p>A contingency has been allowed to cover unforeseen elements once the works commence. Should this contingency be insufficient then a further officer decision will be required.</p> <p>Works could be delivered through the newly proposed Agreement between Herefordshire Council and Hoople Ltd or if not formally approved by April 2024 under the existing Services Contract and annual service level agreement (SLA) with Hoople which was authorised through a cabinet member decision http://councillors.herefordshire.gov.uk/ieDecisionDetails.aspx?Id=7636.</p>
<p>Details of any alternative options considered and rejected:</p>	<p>The alternative option would be to not carry out the proposed emergency works. This was rejected as cabinet approved the series of planned project works to enable Council to deliver on its obligations to maintain buildings fit for purpose utilising £4,061k capital budget as approved at council budget meeting of 9 February 2024.</p> <p>Lack of investment into care facilities owned by Herefordshire Council and operated by Hoople Limited may lead to implications over the required Registrations and ability to operate these facilities.</p>
<p>Details of any declarations of interest made:</p>	<p>None</p>

Signed..... Date: 13.05.24
Andrew Lovegrove