

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**CABINET****6TH OCTOBER 2015****MAESYFFYNNON RESIDENTIAL CARE HOME****REPORT OF THE GROUP DIRECTOR COMMUNITY AND CHILDREN'S SERVICES****Author: Neil Elliott, Service Director. Tel. No. 01443 444603****1. PURPOSE OF THIS REPORT**

To inform Cabinet of the significant building maintenance issues currently present at the Maesyffynnon Residential Care Home and to provide options for managing the ongoing risks to residents.

2. RECOMMENDATION

It is recommended that Cabinet:

- 2.1 Consider the temporary closure of Maesyffynnon Residential Care Home and the transfer of residents to alternative appropriate placements, while all options for the home are fully investigated, costed and appraised.
- 2.2 Request a detailed report to be brought back to Cabinet for consideration of the options for Maesyffynnon Residential Care Home later this year.

3. BACKGROUND INFORMATION

- 3.1 Maesyffynnon Residential Care Home ("Maesyffynnon") is located in Aberaman and is registered with the Care and Social Services Inspectorate Wales (CSSIW) to accommodate up to 26 people over the age of 65 with personal care needs. This number may include up to 13 people with a diagnosis of dementia. As at the 28th September 2015, there are 19 permanent residents currently living at Maesyffynnon.
- 3.2 The Home was constructed in the 1960s and over the years has been subject to regular planned maintenance. However, as with all care homes of this age there is a need for significant refurbishment and upgrade work to be undertaken, which currently includes work to replace the:

- Mechanical services (heating system and hot and cold water supply)
- Boiler plant
- Electrical installation (including fire alarm and nurse call systems)

- 3.3 The need to replace the mechanical services, in particular, has become more discernible over the past 24 months, as during this period there have been a number of mechanical services system failures because of water leaks that have adversely impacted upon the integrity and continuity of service provision. A large proportion of the mechanical services pipework is concealed within floor ducts, which route along the main corridors and communal areas of the Home and do not afford quick, easy and convenient access. The most recent system failure, in May 2015, resulted in the closure of the kitchen in the Home for 5 days as repairs were carried out.
- 3.4 In September 2015, a follow up visit to Maesyffynnon was undertaken by Corporate Estates. Whilst the repairs carried out in May 2015 were found to be successful and the system currently working, the overall condition of the mechanical services remain extremely poor. The worst case scenario would be complete failure of the mechanical services leading to a loss of heating and hot water, which could require the urgent decant of all residents.

4. **ADDRESSING BUILDING MAINTENANCE ISSUES**

- 4.1 In terms of response, Corporate Estates have identified 3 possible options to respond to the above maintenance issues and these are summarised below:
- 4.1.1 **Option 1:** take a reactive/responsive approach, i.e. do nothing proactive in addressing the building work problems and continue to deal with issues as they arise.

Given the significant works (particularly to the mechanical services) that need to be done it is considered better to undertake these in a planned way rather than waiting until there is some form of critical failure with the system. Such a failure would result in residents having to be moved in an unplanned manner which could have a detrimental impact on their health and wellbeing. This would be of particular concern if an emergency and unplanned temporary relocation of residents was required during the winter period. Contingency plans are in place to manage minor and short term system failures, however, these are unsustainable for prolonged system failures.

- 4.1.2 **Option 2:** replace the Home's heating and hot and cold water supplies (i.e. the mechanical services) and boiler plant. Maesyffynnon would need to be vacated for a period of approximately 16 weeks whilst the building works are carried out at a capital cost of approximately £250,000.

This would not address all the issues identified as the building has not benefitted from a fully coordinated refurbishment since it opened approximately 50 years ago. Additionally, issues that will require ongoing attention are general maintenance elements, such as the electrical installation, roof fabric, kitchen facilities, along with general upgrading of communal areas and bedrooms. Some of these elements could impact on service delivery should they fail.

- 4.1.3 **Option 3:** similar to option 2, but with an additional programme of work to address all refurbishment/maintenance issues including replacement of the electrical installation, roof fabric, kitchen facilities, bedroom and communal area refurbishment and at a capital cost of up to £1.0 million. Maesyffynnon would need to be vacated for a period of approximately 22 weeks whilst the building works are carried out. This would address all the identified urgent and associated refurbishment works, but would not ensure full compliance with current CSSIW standards to deliver the type of modern facilities such as en-suite bedrooms, which would contribute towards current day client expectations and standards.
- 4.2 It should be noted that asbestos is present in the insulating material around the pipework throughout the Home. Whilst this presents no danger in its undisturbed and managed state, any access required to the pipework would need to be done in carefully controlled conditions and would likely require Maesyffynnon to be vacated in order to comply with strict asbestos regulations.

5. **CONCLUSION**

- 5.1 There are currently vacancies available within the County Borough but this may not be the case as we proceed through the winter.
- 5.2 Given that a major breakdown of the mechanical services could happen at any time, and with winter approaching, action needs to be taken as a matter of urgency to address the issues identified. Approval is, therefore, sought to temporarily close Maesyffynnon and transfer residents to suitable alternative placements in accordance with CSSIW care home closure guidance, while all options available to the Council regarding the future of the home are fully investigated, costed and appraised. Once all options have been costed and appraised, a report would be brought back to Cabinet later this year.

6. **NEXT STEPS**

- 6.1 It is acknowledged that this conclusion may cause anxiety for residents, families and staff. It is imperative that if the recommendation contained within this report is accepted, we commence a process engagement and consultation with all interested stakeholders as a matter of urgency.
- 6.2 A Temporary Home Relocation Project Group will be established to take responsibility for coordinating the effective temporary relocation of Maesyffynnon residents and ensure an appropriate Temporary Home Relocation Plan is in place, in accordance with CSSIW guidance and best practice.
- 6.3 Each resident and their family will be offered the support of a social worker or advocate to facilitate the move to another local authority home or other home of their choosing where a vacancy exists. Maesyffynnon staff will also transfer from the home to accompany residents and enhance staffing levels in the Council run homes receiving Maesyffynnon residents.