



Democratic Services

Location: Phase II
Ext: 0420
DDI: 01895 250420
CMD No: 871

**To: COUNCILLOR MARTIN GODDARD
CABINET MEMBER FOR FINANCE**

**COUNCILLOR JONATHAN BIANCO
CABINET MEMBER FOR PROPERTY,
HIGHWAYS AND TRANSPORT**

c.c. All Members of the Property, Highways and
Transport Select Committee
c.c. Fran Gates – Place Directorate
c.c. Perry Scott – Corporate Director of Place
c.c. Ward Councillors for Colham & Cowley, West
Drayton, South Ruislip, Belmore

Date: 02 August 2023

Non-Key Decision request

Form D

CAPITAL RELEASE REPORT (July 2023)

DEPARTMENT: Residents Services

SERVICE AREA / PROGRAMME: Property Works Programme Capital Budget 2023/24:
Replacement of Supported Aids, Beds and Hoists Across the Borough

RELEASE NO: 4

Dear Cabinet Members,

Attached is a report requesting that a decision be made by you as an individual Cabinet Member. Democratic confirm that this is not a key decision, as such, the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 notice period does not apply. Services

You should take a decision **on or after Thursday 10 August 2023** in order to meet Constitutional requirements about publication of decisions that are to be made. You may wish to discuss the report with the Corporate Director before it is made. Please indicate your decision on the duplicate memo supplied and return it to me when you have made your decision. I will then arrange for the formal notice of decision to be published.

Rebecca Reid
Democratic Services Apprentice

Title of Report: CAPITAL RELEASE REPORT (July 2023)

DEPARTMENT: Residents Services

SERVICE AREA / PROGRAMME: Property Works Programme Capital Budget 2023/24:
Replacement of Supported Aids, Beds and Hoists Across the Borough

RELEASE NO: 4

Decision made:

Reasons for your decision: (e.g. as stated in report)

Alternatives considered and rejected: (e.g. as stated in report)

Signed Date.....

Cabinet Member for Finance / Cabinet Member for Property, Highways and Transport

CAPITAL RELEASE REPORT (July 2023)

DEPARTMENT: Residents Services

SERVICE AREA / PROGRAMME: Property Works Programme Capital Budget 2023/24:
Replacement of Supported Aids, Beds and Hoists Across the Borough

RELEASE NO: 4

Cabinet Members	Councillor Martin Goddard Councillor Jonathan Bianco
Cabinet Portfolios	Cabinet Member for Finance Cabinet Member for Property, Highways and Transport
Officer Contact	Fran Gates – Place Directorate
Papers with report	Appendix A – Capital Release Request for Approval

HEADLINES

Summary	To seek Cabinet Member approval for the release of £56k from the Property Works Programme 2023/24 capital budget for the planned programme to install specialist beds and lifting hoists at 4 residential care homes and a resource centre for people with severe learning disabilities and complex needs across the Borough, including Merrimans House, Hatton Grove, Colham Road, Merrifield House and Queenswalk Resource Centre. The works will commence upon the release of the funds and are due for completion before 31 March 2024.
Putting our Residents First Delivering on the Council Strategy 2022-2026	<p>This report supports our ambition for residents / the Council of: Stay living independently for as long as they are able</p> <p>This report supports our commitments to residents of: Thriving, Healthy Households</p>
Financial Cost	This report seeks the release of £56k from the Property Works Programme 2023/24 capital budget for the Planned Programme to install specialist beds and lifting hoists at 4 residential care homes and a resource centre for people with severe learning disabilities and complex needs across the Borough, including Merrimans House, Hatton Grove, Colham Road, Merrifield House and Queenswalk Resource Centre. The works will commence upon

	release of the funds and are due for completion before 31 March 2024.
Relevant Select Committee	Property, Highways and Transport Select Committee
Ward(s) affected	Colham & Cowley, West Drayton, South Ruislip, Belmore

RECOMMENDATION

That the Cabinet Member for Finance and the Cabinet Member for Property, Highways and Transport agree to the following capital release request of £56k from the Property Works Programme 2023/24 Capital Budget for the planned programme of replacement of supported aids, beds and hoists across the Borough.

Reasons for recommendation

Following an audit of equipment in the Borough's residential care homes, it has been identified that much of the equipment is either obsolete or near end of life. Since 2020/21, a planned programme has been put in place to replace obsolete equipment to keep it operating in compliance with the Lifting Operations and Lifting Equipment Regulations 1998 (LOLER) and for the benefit of residents' and staff health and safety.

Alternative options considered

The servicing of the equipment is operating in parallel, and only when equipment is beyond repair will replacement / refurbishment be considered.

Select Committee comments

None at this stage.

SUPPORTING INFORMATION

The budget estimates have been calculated based on the previous years' costs provided by Arjo, the Council's term contractor for supported aids, beds, and hoists. Table 1 below provides a breakdown of the costs.

Table 1: Cost Plan

Project Details	Additional Information	Contractor Cost (£)
3 Colham Road	No 1 Weighing Hoist	2,039
3 Colham Road	No 3 Malibu Beds	5,274
Merrifield House	No 6 Malibu Beds	10,548
Hatton Grove	No 1 Malibu Bed	1,758
Hatton Grove	No 10 Wall Mounted Tracking Hoists	21,000
Queenswalk Resource Centre	No 1 Ceiling Tracking Hoist	4,200
Merrimans House	No 2 Wall Mounted Tracking Hoists	6,100
Contractor Cost		50,919
Project Contingency 10%		5,092
		56,011

Financial Implications

Budget £3,224k Previously Released / Pending Release £973k, Capital Release Requested £56k – Appendix A

The 2023/24 Capital Programme, approved by Cabinet and Council in February 2023, includes a capital budget for the Property Works Programme (PWP) of £3,054k. An allocation of £170k from the s106 Carbon Saving Contributions towards the installation of the Commulite LED intelligent 24v communal emergency lighting system at the Blyth Road and Cedars Car Park in relation to the carbon savings associated the project was approved by the relevant Cabinet Members. This gives a revised capital budget for the PWP 2023/24 capital programme of £3,224k, which is funded mainly from Council resources.

Previously, £978k has been released, or is included in a release in preparation (up to Release No. 3) from the PWP 2023/24 capital budget. This report seeks the release of £56k from the PWP 2023/24 budget for the replacement of specialist aids, including beds and hoists, to ensure compliance with the Lifting Operations and Lifting Equipment Regulations 1998 (LOLER) and for the benefit of residents' and staff health and safety at the residential care homes and resource centre detailed above in Table 1. The request includes the cost of the replacement specialist beds and hoists with a contingency of 10% on the total cost.

The remaining £2,195k of the revised PWP 2023/24 budget will be allocated to projects as and when required, subject to the capital release procedure.

RESIDENT BENEFIT & CONSULTATION

The benefit or impact upon residents, service users and communities

The equipment in these residential care units provides our residents with independence, wellbeing and choice for improved health, hygiene, and quality of life.

CORPORATE CONSIDERATIONS

Corporate Finance

Corporate Finance has reviewed this report and concurs with the financial implications set out above, noting that the recommended action to agree a release of £56k for the replacement of specialist aids, including beds and hoists, to ensure compliance with the Lifting Operations and Lifting Equipment Regulations (1998) (LOLER) and for the benefit of residents' and staff health and safety at the residential care homes and resource centre detailed above in Table 1, will be funded from the 2023/24 approved Property of Works Programme capital budget.

Legal

Legal Services confirm that the Council is responsible for carrying out this function pursuant to Section 1 of the Care Act (2014) and Regulation 4 of the Lifting Operations and Lifting Equipment Regulations (1998). Thus, there are no legal impediments to the capital release being authorised, although any contract that is entered into must comply with the Council's Procurement and Contract Standing Orders.

Infrastructure / Asset Management

Asset Management officers authored the report.

Capital Release Protocol

The release of all capital funds, and certain revenue funds, held by the Council is to be made by a formal democratic decision. No expenditure can be placed or committed by officers until this formal approval is given by Democratic Services. Release of funds must be for identified projects only and strictly not for the general release of funds for projects to be identified at a later date. No block releases of capital or funding will be allowed, except if authorised by the Leader of the Council in advance to Corporate Finance. The release of funds will only be made if previous Council, Cabinet or Cabinet Member agreement has been given to the project and only if there is an approved budget.

BACKGROUND PAPERS

NIL.

APPENDIX A – CAPITAL RELEASE REQUEST FOR APPROVAL

Property Works Programme Capital Budget 2023/24: Replacement of Supported Aids, Beds and Hoists across the Borough - Release No 4

Location	Project / Expenditure Title	Information	Funds Release Sought £000s	Approve	Hold	More Information Required
Across 4 Residential Care Homes & 1 Resource Centre	Replace / Refurbish Specialist beds and hoists	Improve amenity and service user experience	56			
Total seeking release			56			
Previously released / Pending release			973			
Budget			3,224			
Remaining budget			2,195			