**Beechcroft, West Hallam**

Proposal is to close in phase 1. The rationale is as follows:

The proposal to consult on possible closure of some of the Council’s Homes for Older People is based on the following conclusions:

* An independent survey of the council’s older care homes found significant defects in 10 homes, highlighting the need for extensive work to bring them up to modern standards. There is a pressing need to do this work to ensure the on-going safety of residents as a priority. The work includes re-wiring, replacing heating/boilers, work to the roof, fire safety improvements and kitchen ventilation. It is estimated to cost £34m.
* Even if repairs were carried out, the council considers that these homes are no longer fit for the purpose of providing the high-quality care that we have a duty to offer. They do not have the space, facilities or capability of being adapted to meet the needs of increasingly frail older people.
* Our Older People’s Housing, Accommodation and Support Commissioning Strategy projects there will be less need for residential care beds in the long term. The council will be seeking to offer alternatives to residential care through increased community-based support to enable people to live independently at home for longer and working with partners and developers to create care-ready housing, Extra Care. It means the council has to consider whether significant expenditure on these homes when there is a diminishing strategic need for them would be a good use of public money.

The summary of work required at Beechcroft is as follows:

Rewiring, kitchen ventilation, roof repairs, partial boiler replacement, heating distribution, water services, lighting, fire alarm, emergency lighting and all associated internal fabric. Some external/security works. Estimated cost £1,321,458 (for next 5 years).

Number of beds: 40

Current number of residents (as at 14/1/20): 31 (30 long term care and 1 short term care).

Total number of staff: 48

Independent sector homes in the local area with distance from Beechcroft in miles:

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| WEST HALLAM RES HOME | 0.9 |
| BRAMBLE LODGE | 1.2 |
| CEDARS & LARCHES CARE HOME | 2.7 |
| VICTORIA COURT | 3.1 |
| VICTORIA PARK CARE HOME | 3.2 |
| ASHFORD LODGE | 3.4 |
| OLIVER HOUSE CARE HOME | 3.7 |
| GRANGE | 3.7 |
| LADYWOOD CARE HOME | 3.9 |
| SANDIACRE COURT | 6.8 |
| WOODHALL PARK | 7.3 |
| LONGMOOR LODGE | 7.4 |
| ALEXANDRA CARE HOME | 8.2 |
| FIRS | 8.2 |
| ASHLEE | 9.4 |
| CAMDEN | 9.4 |

Number of vacancies in these homes as at 21/1/20: 31

Number of vacancies in other Council homes in this locality as at 22/1/20: 0