

Appendix A

Response to Scrutiny request regarding Rebuild and Refurbishment of Greenwood House and Welland House

A feasibility study has been completed by Serco Property Services with support from Peterborough City Council Planning Services.

Costs are high level estimates. The next phase would include significant costs of surveys, management fees and planning applications.

It should be noted that both options would result in the transfer of service users to alternative accommodation either whilst building works were occurring or, in the case of Greenwood House residents, a new home completely. Therefore no solution will reduce the issues raised regarding anxiety and impact to health due to relocation.

Both options would also result in a reduction of staff and therefore there would still be a need for redundancy

1. Further consideration to be given to the alternative option of demolishing the existing homes and rebuilding a new one to replace them.

Due to the size of the existing grounds, it was identified that Welland House would provide the most suitable option. The number of bedrooms would be determined by the number of parking spaces. The current standards require 1 parking space for every 2 members of staff, plus 1 parking space for every eight persons attending. Both Serco Property Services and the Council Planning Services believe that this site has the capacity to build an 86 bedroom care home with sufficient parking (estimated 28 spaces required).

Peterborough City Council Planning Services have confirmed that they would have no objection to a two and a half storey care home on this site. Welland House is current 1 storey. The layout would be determined by an arboriculture survey.

The cost of demolishing and rebuilding Welland House with an 86 bed retirement home, based on meeting CQC minimum standard is £5.584m. See Appendix E

The number of staff required for a 86 bedroom care home¹:

- 1 FTE Manager
- 1 FTE Deputy Manager
- 41 FTE Care staff²
- 1 FTE Maintenance
- 14 FTE Catering, domestic, laundry

Total staff required: 58 FTE

¹ Assuming full occupancy

² Figures based on 75% dementia, 25% residential. Dementia ratio 1:5, Residential ratio 1:8. Night time ratio 1:10. Data obtained from Laing & Buisson, UK provider of information and marketing intelligence for independent health, community care and childcare sectors

8. To provide costs for the option of refurbishing both of the homes.

The estimated cost of refurbishing the Welland and Greenwood establishments is as follows:

- Welland House: £1.444m
- Greenwood House: £1.182m

Further details and assumptions are included in Appendix F

These figures are based on £600 m² as industry standard. There would be a reduction in the number of rooms, therefore the number of service users and subsequently the number of staff.

As the room configuration is dependent on completion of surveys and management fees it is not possible to calculate the number of rooms that could be housed within the current footprints of the existing buildings