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<b>REPORT TO:</b>	<b>Housing &amp; Community Services Committee</b>	<b>AGENDA ITEM: 8</b>
<b>DATE OF MEETING:</b>	<b>30<sup>th</sup> August 2012</b>	<b>CATEGORY: DELEGATED</b>
<b>REPORT FROM:</b>	<b>Director of Operations</b>	<b>OPEN</b>
<b>MEMBERS' CONTACT POINT:</b>	<b>Richard Knott, Housing Operations Manager (ext 5797)</b>	<b>DOC:</b>
<b>SUBJECT:</b>	<b>Etwall Live at Home Scheme in partnership with MHA</b>	<b>REF:</b>
<b>WARD(S) AFFECTED:</b>	<b>Etwall / All</b>	<b>TERMS OF REFERENCE: HCS01</b>

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## 1. Recommendation

- 1.1 That Members approve the partnership with Methodist Homes for the Aged (MHA) and the ongoing use of a new office space at the Council's older persons residential scheme at Pear Tree Court, Etwall

## 2. Purpose of Report

- 2.1 To inform members of the proposed partnership with MHA allowing them use of facilities at Pear Tree Court, Etwall on a lease basis at an agreed rent.

## 3. Detail

- 3.1 MHA is a major provider of not-for-profit care homes, housing and support services for older people. Locally, they are established in the Derby City area and operate a successful support scheme in Mickleover.
- 3.2 MHA were approached by community leaders, including the Rotary Club, to provide a similar scheme in the Etwall area. It is anticipated between 70 and 100 older people could benefit from the community based scheme proposed for Etwall.
- 3.3 Methodist Homes is a historical name for the organisation as it now provides services to a diverse range of people without necessarily any links to the Methodist Church or any religion. However spiritual support can be provided if required.
- 3.4 For a small fee of around £5 per week MHA will provide befriending support both over the phone and in person, collection of grocery shopping, transport and a weekly luncheon club.
- 3.5 MHA will employ a worker on 20 hours per week to run the Etwall scheme. They have approached us regarding the use of office space in Pear Tree Court in Etwall. This block provides 23 units of supported accommodation for older people and has a number of rooms suitable for use as office space. MHA also wish to operate a weekly

luncheon club from the Community Room for up to 25 recipient members of their service.

- 3.6 The office space would be used as a base for the MHA worker to store files and make contact with local residents. The proposed office space is located near to the entrance of Pear Tree Court which would reduce disruption to residents. Face to face meetings may take place at the office which would mean a certain amount of foot traffic through the building.
- 3.7 Residents of Pear Tree Court have been consulted with regarding the proposal and voted in favour of supporting the scheme and the luncheon club. They may benefit from the scheme if they join and pay the weekly £5 fee.
- 3.8 Planning permission is required, at a cost of £335, to convert the use of the building due to the operation of a business from the premises and business rates are likely to apply, although as a charity this will be reduced by 80%. These will need to be assessed by the Valuation Office.
- 3.9 There will also be some minor alterations required to the proposed space. All of these costs and legal fees of £350 to set up the agreement will be recharged to MHA. Use of the Community Room will be charged at £10 per weekly session.
- 3.10 The rental charge has been assessed by the Council's Corporate Asset Manager to be £1k per annum, inclusive of service charges, which will provide additional income to the HRA and provide opportunities to plough back in to the facilities at Pear Tree Court for the benefit of residents.
- 3.11 The relationship and use of the facilities will be reviewed with MHA at regular intervals, primarily to ensure residents are not facing any issues with the arrangement. The lease will have a break clause inserted that will allow either party to terminate the agreement with 3 months notice.

#### **4. Financial Implications**

- 4.1 MHA are a registered charity and have identified a budget to launch the scheme. They are in initial agreement with the indicative costs at this stage.
- 4.2 The rental income from the office space and the community room will provide additional funding to the HRA.

#### **5. Community Implications**

- 5.1 The proposed use of the office will have an impact on current residents of Pear Tree Court. The use of the Community Room for the luncheon club will prevent access to residents for one lunchtime period each week.
- 5.2 The service provided by MHA will provide additional support services in the community.

#### **6. Background Papers**

- 6.1 None