

**Information provided on the homes for the consultation**

**Future of In House Homes Consultation – this has been updated since the consultation**

**Summary of review findings and assessment of options for individual homes**

The summary of the key issues identified during the review of in-house homes was presented in the consultation material. The homes have continued to provide good quality care despite the environmental challenges. The issues identified are not a reflection on the hard work of the staff at the homes.

A home by home analysis of the issues and options follows.

## Brockhurst

Brox Road, Ottershaw, Chertsey KT16 0HQ

### Current Situation



Site 0.98 acres  
 Built 1971  
 Registered beds: 46  
 Available beds: 39  
 Occupied beds: 12  
 Current staff: 43 permanent, 8 bank



Good Things	The Problems
<ul style="list-style-type: none"> <li>A number of the residents are well integrated in the local community and accessing local services</li> </ul>	<ul style="list-style-type: none"> <li>No special provision for bariatric or wheelchair requirements with limited access for moving and handling equipment (e.g. hoists)</li> <li>Concern re. size &amp; suitability of bedrooms</li> <li>No en-suite facilities</li> <li>Ratio of bathrooms/ to people is limited, and unsuitable size for assistance</li> <li>Units and bathrooms and toilets are not gender specific</li> <li>Limited space to meet with visitors in bedrooms and no private area available for visitors to utilise</li> <li>Unsuitable open stairways for the needs of the residents, and extremely narrow corridors in some parts of the home</li> <li>A range of refurbishment issues e.g. kitchens, electrical systems</li> <li>Lift is beyond optimal lifespan</li> <li>Under-occupied due to low demand</li> </ul>

## Options considered?

<b>1. Keep services as they are</b>	
<b>Positives</b>	<b>Concerns</b>
<ul style="list-style-type: none"> <li>• Current residents will have continuity of care ensuring minimal change</li> <li>• No change for staff</li> </ul>	<ul style="list-style-type: none"> <li>• CQC new fundamental standards for inspection will be difficult to meet if the service remains as is. The challenges the building present mean that providing appropriate care in a dignified manner is challenging for staff, particularly as residents' needs increase.</li> <li>• Increasing number of residents with dementia and a mix of different care and occupational needs presents challenges within existing staff ratio.</li> <li>• Relatively high number of residents requiring complex care. There are challenges using the mobile hoisting system in the bedrooms.</li> <li>• Ongoing recruitment challenges</li> <li>• Lack of demand locally for the service, linked with changing commissioning requirements</li> <li>• Ongoing projected works costs are estimated at £2.8m and projected planned maintenance costs over 20 years, (Holbrow Brooks, 2015 adjusted) are estimated at circa £1.8m</li> </ul>
<b>2. Extend and refurbish the home or redevelop the site</b>	
<b>Positives</b>	<b>Concerns</b>
<ul style="list-style-type: none"> <li>• Long term continuity of care in a more suitable environment after disruption.</li> <li>• Some challenges linked with future CQC compliance could be addressed.</li> <li>• Improved physical environment and potential to address spatial shortcomings and bathroom ratio issues, depending upon the extent of refurbishment.</li> </ul>	<ul style="list-style-type: none"> <li>• Change and disruption during extensive building works (moving out whilst work is completed). Staff would need to manage this period of change.</li> <li>• Potential for bed based reablement is limited as needs of residents tend to be closer to nursing care.</li> <li>• Lack of demand locally for the service, linked with changing commissioning requirements.</li> <li>• Specialist property consultant findings conclude due to age and condition of the homes, extension or extensive refurbishment is uneconomical.</li> <li>• To bring the home to the required standard to provide quality care assumes the availability of capital to undertake significant works.</li> </ul>

<b>3. Sell or lease the home to another provider</b>	
<b>Positives</b>	<b>Concerns</b>
<ul style="list-style-type: none"> <li>• Current residents will have continuity of care ensuring minimal change</li> <li>• Staff could remain if they transferred to new provider.</li> <li>• Another provider could invest in the property</li> </ul>	<ul style="list-style-type: none"> <li>• Another provider in the same environment could not address issues around dignified and quality care provision.</li> <li>• Investment is required to address the environmental challenges, and continue to meet CQC compliance.</li> <li>• Specialist healthcare property consultant findings conclude there is a limited market for older care home leasing and the homes would require substantive investment prior to transfer to address spatial and environmental shortcomings.</li> </ul>
<b>4. Close the home and support residents to move to another service</b>	
<b>Positives</b>	<b>Concerns</b>
<ul style="list-style-type: none"> <li>• Reassessment of residents enables provision suited to current needs</li> <li>• Market analysis indicates suitable provision of alternative care</li> </ul>	<ul style="list-style-type: none"> <li>• Change for residents and their family members which may cause anxiety and disruption</li> <li>• Change for staff</li> </ul>

# Cobgates

Falkner Road, Farnham GU9 7HG

## Current Situation



Site: 1.33 acre  
 Built: early 1970s  
 Registered beds: 50  
 Available beds: 40  
 Occupied beds: 29  
 Current staff: 45 permanent, 15 bank

Good Things	The Problems
<ul style="list-style-type: none"> <li>• Very popular with local community, who attend in-home functions</li> <li>• High bed demand &amp; waiting lists</li> <li>• Good volunteer links</li> <li>• Memory clinics operate in partnership with Health and Alzheimer's Society</li> </ul>	<ul style="list-style-type: none"> <li>• No special provision for bariatric or wheelchair requirements with limited access for moving and handling equipment (e.g. hoists)</li> <li>• No en-suite facilities</li> <li>• Ratio of bathrooms/ to people is limited, and unsuitable size for assistance</li> <li>• Units and bathrooms and toilets are not gender specific</li> <li>• Limited space to meet with visitors in bedrooms and no private area available for visitors to utilise</li> <li>• Unsuitable open stairways for the needs of the residents</li> <li>• A range of refurbishment issues e.g. kitchens, electrical systems</li> <li>• Lift is beyond optimal lifespan</li> </ul>

## Options considered?

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<b>Positives</b>	<b>Concerns</b>
<ul style="list-style-type: none"> <li>• Current residents will have continuity of care ensuring minimal change</li> <li>• No change for staff</li> </ul>	<ul style="list-style-type: none"> <li>• CQC new fundamental standards for inspection will be difficult to meet if the service remains as is. The challenges the building present mean that providing appropriate care in a dignified manner is challenging for staff, particularly as residents' needs increase.</li> <li>• Increasing number of residents with dementia and a mix of different care and occupational needs presents challenges within existing staff ratio.</li> <li>• Relatively high number of residents requiring complex care. There are challenges using the mobile hoisting system in the bedrooms.</li> <li>• Ongoing recruitment challenges</li> <li>• Ongoing projected works costs are estimated at £1.9m and projected planned maintenance costs over 20 years, (Holbrow Brooks, 2015 adjusted) are estimated at circa £1.7m</li> </ul>
<b>2. Extend and refurbish the home or redevelop the site</b>	
<b>Positives</b>	<b>Concerns</b>
<ul style="list-style-type: none"> <li>• Long term continuity of care in a more suitable environment after disruption.</li> <li>• Some challenges linked with future CQC compliance could be addressed.</li> <li>• Improved physical environment and potential to address spatial shortcomings and bathroom ratio issues, depending upon the extent of refurbishment.</li> </ul>	<ul style="list-style-type: none"> <li>• Change and disruption during extensive building works (moving out whilst work is completed). Staff would need to manage this period of change.</li> <li>• Potential for bed based reablement is limited as needs of residents tend to be closer to nursing care.</li> <li>• Lack of demand locally for the service, linked with changing commissioning requirements.</li> <li>• Specialist property consultant findings conclude due to age and condition of the homes, extension or extensive refurbishment is uneconomical.</li> <li>• To bring the home to the required standard to provide quality care assumes the availability of capital to undertake significant works.</li> </ul>

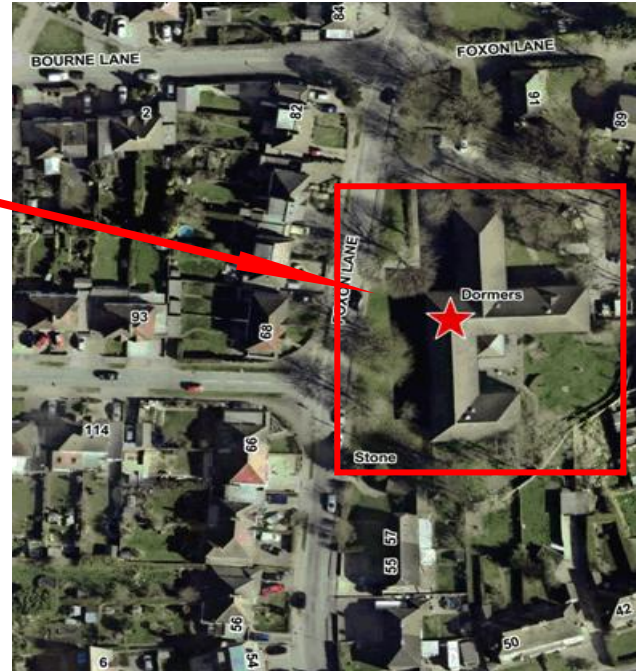


<b>3. Sell or lease the home to another provider</b>	
<b>Positives</b>	<b>Concerns</b>
<ul style="list-style-type: none"> <li>• Current residents will have continuity of care ensuring minimal change</li> <li>• Staff could remain if they transferred to new provider.</li> <li>• Another provider could invest in the property</li> </ul>	<ul style="list-style-type: none"> <li>• Another provider in the same environment could not address issues around dignified and quality care provision.</li> <li>• Investment is required to address the environmental challenges, and continue to meet CQC compliance.</li> <li>• Specialist healthcare property consultant findings conclude there is a limited market for older care home leasing and the homes would require substantive investment prior to transfer to address spatial and environmental shortcomings.</li> </ul>
<b>4. Close the home and support residents to move to another service</b>	
<b>Positives</b>	<b>Concerns</b>
<ul style="list-style-type: none"> <li>• Reassessment of residents enables provision suited to current needs</li> <li>• Market analysis indicates suitable provision of alternative care</li> </ul>	<ul style="list-style-type: none"> <li>• Change for residents and their family members which may cause anxiety and disruption</li> <li>• Change for staff</li> </ul>

## Dormers

Foxon Lane, Caterham CR3 5SG

### Current Situation



Site: 1.27 acre  
 Built: early 1985  
 Registered beds: 39  
 Available beds: 39  
 Occupied beds: 20  
 Current staff: 46 permanent, 12 bank

There are 8 beds on the unit purchased and occupied by St Catherine's hospice. These are only used during the day time as a drop in / Day Centre and for Health appointments and intervention.

Good Things	The Problems
<ul style="list-style-type: none"> <li>• Good local demand with no closed beds</li> <li>• St Catherine's Hospice service operates independently on-site and day services</li> </ul>	<ul style="list-style-type: none"> <li>• No special provision for bariatric or wheelchair requirements with limited access for moving and handling equipment (e.g. hoists)</li> <li>• Concern re. size &amp; suitability of bedrooms</li> <li>• No en-suite facilities</li> <li>• Ratio of bathrooms/ to people is limited, and unsuitable size for assistance</li> <li>• Units and bathrooms and toilets are not gender specific</li> <li>• Limited space to meet with visitors in bedrooms and no private area available for visitors to utilise</li> <li>• Unsuitable stairways for the needs of the residents, and narrow corridors in some parts of the home</li> <li>• A range of refurbishment issues e.g. kitchens, electrical systems</li> <li>• Lift is beyond optimal lifespan</li> </ul>



	<ul style="list-style-type: none"> <li>• Shared lounges &amp; dining room are small for number of residents</li> <li>• Day room has subsidence issues</li> </ul>
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**Options considered?**

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<b>Positives</b>	<b>Concerns</b>
<ul style="list-style-type: none"> <li>• Current residents will have continuity of care ensuring minimal change</li> <li>• No change for staff</li> </ul>	<ul style="list-style-type: none"> <li>• CQC new fundamental standards for inspection will be difficult to meet if the service remains as is. The challenges the building present mean that providing appropriate care in a dignified manner is challenging for staff, particularly as residents' needs increase.</li> <li>• Increasing number of residents with dementia and a mix of different care and occupational needs presents challenges within existing staff ratio.</li> <li>• Relatively high number of residents requiring complex care. There are challenges using the mobile hoisting system in the bedrooms.</li> <li>• Ongoing recruitment challenges</li> <li>• Lack of demand locally for the service, linked with changing commissioning requirements</li> <li>• Ongoing projected works costs are estimated at £1.1m and projected planned maintenance costs over 20 years, (Holbrow Brooks, 2015 adjusted) are estimated at circa £1.6m</li> </ul>
<b>2. Extend and refurbish the home or redevelop the site</b>	
<b>Positives</b>	<b>Concerns</b>
<ul style="list-style-type: none"> <li>• Long term continuity of care in a more suitable environment after disruption.</li> <li>• Some challenges linked with future CQC compliance could be addressed.</li> <li>• Improved physical environment and potential to address spatial shortcomings and bathroom ratio issues, depending upon the extent of refurbishment.</li> </ul>	<ul style="list-style-type: none"> <li>• Change and disruption during extensive building works (moving out whilst work is completed). Staff would need to manage this period of change.</li> <li>• Potential for bed based reablement is limited as needs of residents tend to be closer to nursing care.</li> <li>• Specialist property consultant findings conclude due to age and condition of the homes, extension or extensive refurbishment is uneconomical.</li> <li>• To bring the home to the required standard to provide quality care assumes the availability of capital to undertake significant works.</li> </ul>

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<b>4. Close the home and support residents to move to another service</b>	
<b>Positives</b>	<b>Concerns</b>
<ul style="list-style-type: none"> <li>• Reassessment of residents enables provision suited to current needs</li> <li>• Market analysis indicates suitable provision of alternative care</li> </ul>	<ul style="list-style-type: none"> <li>• Change for residents and their family members which may cause anxiety and disruption</li> <li>• Change for staff</li> </ul>

# Longfield

Killicks Road, Cranleigh, GU6 7BB

## Current Situation



Site: 0.98 acres  
 Built: early 1974  
 Registered beds: 50  
 Available beds: 38  
 Occupied beds: 23  
 Current staff: 37 permanent, 6 bank

Good Things	The Problems
<ul style="list-style-type: none"> <li>• Links with local faith groups &amp; schools</li> </ul>	<ul style="list-style-type: none"> <li>• No special provision for bariatric or wheelchair requirements with limited access for moving and handling equipment (e.g. hoists)</li> <li>• Concern re. size &amp; suitability of bedrooms</li> <li>• No en-suite facilities</li> <li>• Ratio of bathrooms/ to people is limited, and unsuitable size for assistance</li> <li>• Units and bathrooms and toilets are not gender specific</li> <li>• Limited space to meet with visitors in bedrooms and no private area available for visitors to utilise</li> <li>• Unsuitable open stairways for the needs of the residents, and narrow corridors in some parts of the home</li> <li>• A range of refurbishment issues e.g. kitchens, electrical systems</li> <li>• Lift is beyond optimal lifespan</li> <li>• Shared lounges &amp; dining room are small for number of residents</li> <li>• Closed beds due to lack of demand &amp;</li> </ul>

**Options considered?**

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<b>Positives</b>	<b>Concerns</b>
<ul style="list-style-type: none"> <li>• Current residents will have continuity of care ensuring minimal change</li> <li>• No change for staff</li> </ul>	<ul style="list-style-type: none"> <li>• CQC new fundamental standards for inspection will be difficult to meet if the service remains as is. The challenges the building present mean that providing appropriate care in a dignified manner is challenging for staff, particularly as residents' needs increase.</li> <li>• Increasing number of residents with dementia and a mix of different care and occupational needs presents challenges within existing staff ratio.</li> <li>• Relatively high number of residents requiring complex care. There are challenges using the mobile hoisting system in the bedrooms.</li> <li>• Ongoing recruitment challenges</li> <li>• Changing commissioning requirements</li> <li>• Ongoing projected works costs are estimated at £1.9m and projected planned maintenance costs over 20 years, (Holbrow Brooks, 2015 adjusted) are estimated at circa £1.6m</li> </ul>
<b>2. Extend and refurbish the home or redevelop the site</b>	
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<ul style="list-style-type: none"> <li>• Long term continuity of care in a more suitable environment after disruption.</li> <li>• Some challenges linked with future CQC compliance could be addressed.</li> <li>• Improved physical environment and potential to address spatial shortcomings and bathroom ratio issues, depending upon the extent of refurbishment.</li> </ul>	<ul style="list-style-type: none"> <li>• Change and disruption during extensive building works (moving out whilst work is completed). Staff would need to manage this period of change.</li> <li>• Potential for bed based reablement is limited as needs of residents tend to be closer to nursing care.</li> <li>• Specialist property consultant findings conclude due to age and condition of the homes, extension or extensive refurbishment is uneconomical.</li> <li>• To bring the home to the required standard to provide quality care assumes the availability of capital to undertake significant works.</li> </ul>

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<ul style="list-style-type: none"> <li>• Reassessment of residents enables provision suited to current needs</li> <li>• Market analysis indicates suitable provision of alternative care</li> </ul>	<ul style="list-style-type: none"> <li>• Change for residents and their family members which may cause anxiety and disruption</li> <li>• Change for staff</li> </ul>



## Park Hall

1 Park Hall Road, Reigate, RH2 9LH

### Current Situation



Site: 1.53 acres  
 Built: early 1988  
 Registered beds: 50  
 Available beds: 49  
 Occupied beds: 26  
 Current staff: 53 permanent, 26 bank

Good Things	The Problems
<ul style="list-style-type: none"> <li>• Single storey, better for residents and lower property running costs</li> <li>• Unit supporting older people with learning disabilities on-site</li> <li>• Good size Day centre facility on-site</li> </ul>	<ul style="list-style-type: none"> <li>• No special provision for bariatric or wheelchair requirements with limited access for moving and handling equipment (e.g. hoists)</li> <li>• No en-suite facilities</li> <li>• Ratio of bathrooms/ to people is limited, and unsuitable size for assistance</li> <li>• Units and bathrooms and toilets are not gender specific</li> <li>• Limited space to meet with visitors in bedrooms and no private area available for visitors to utilise</li> <li>• A range of refurbishment issues e.g. kitchens</li> <li>• Some rooms unusable due to subsidence</li> <li>• Lack of demand for service</li> </ul>

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<b>2. Extend and refurbish the home or redevelop the site</b>	
<b>Positives</b>	<b>Concerns</b>
<ul style="list-style-type: none"> <li>• Long term continuity of care in a more suitable environment after disruption.</li> <li>• Some challenges linked with future CQC compliance could be addressed.</li> <li>• Improved physical environment and potential to address spatial shortcomings and bathroom ratio issues, depending upon the extent of refurbishment.</li> </ul>	<ul style="list-style-type: none"> <li>• Change and disruption during extensive building works (moving out whilst work is completed). Staff would need to manage this period of change.</li> <li>• Potential for bed based reablement is limited as needs of residents tend to be closer to nursing care.</li> <li>• Specialist property consultant findings conclude due to age and condition of the homes, extension or extensive refurbishment is uneconomical.</li> <li>• To bring the home to the required standard to provide quality care assumes the availability of capital to undertake significant works.</li> </ul>

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# Pinehurst

141 Park Road, Camberley, GU15 2LL

## Current Situation



Site: 1.97 acres  
 Built: early 1990  
 Registered beds: 50  
 Available beds: 40  
 Occupied beds: 23  
 Current staff: 46 permanent, 25 bank

Good Things	The Problems
<ul style="list-style-type: none"> <li>• Single storey building, better for residents and lower property running costs</li> <li>• Day services on-site a good size for residents</li> </ul>	<ul style="list-style-type: none"> <li>• No special provision for bariatric or wheelchair requirements with limited access for moving and handling equipment (e.g. hoists)</li> <li>• No en-suite facilities</li> <li>• Ratio of bathrooms/ to people is limited, and unsuitable size for assistance</li> <li>• Units and bathrooms and toilets are not gender specific</li> <li>• Limited space to meet with visitors in bedrooms and no private area available for visitors to utilise</li> <li>• A range of refurbishment issues e.g. kitchens</li> <li>• Lack of demand for service</li> </ul>

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