

<b>TITLE</b>	<b>Lease for Learning Disability Respite Centre</b>
<b>FOR CONSIDERATION BY</b>	The Executive on Thursday, 27 October 2022
<b>WARD</b>	Maiden Erlegh
<b>LEAD OFFICER</b>	Director, Adult Social Care and Health - Matt Pope Deputy Chief Executive – Graham Ebers
<b>LEAD MEMBER</b>	Executive Member for Health, Wellbeing and Adult Services - David Hare

**PURPOSE OF REPORT (INC STRATEGIC OUTCOMES)**

Loddon Court is The Council’s Respite Centre for adults with learning disabilities run by Optalis. People can stay for one or several nights which gives families a break and enables them to keep caring for their loved one for many years. Without the respite service there would increase in family breakdown and more demand for high cost supported living or residential accommodation.

The existing lease expired in April 2021 and The Council have been negotiating a lease extension period of up to 2035 with a break clause in 2031. The budget for Loddon Court falls within Adult Social Care, however the lease negotiation was completed by the commercial property estates team. Responsibility and authority for signing lease is held within that team. Once the lease is signed then we can request a licence to alter document which will enable the council to proceed with the refurbishment of Loddon Court.

Details of the current spend can be found in Part 2 of the Executive Report (Financial Information).

***“No lending or leasing arrangements including hire purchase or similar agreements, or provision of loan or other financial guarantees shall be entered into without first consulting Director Corporate Services (Chief Finance Officer) and, in addition, in relation to land and buildings, the Service Manager, Strategic Assets. Where arrangements or guarantees exceed an estimated whole life value of £150,000, the approval of the Council’s Executive should be sought.”***

**RECOMMENDATION**

That the Executive approve a 15-year lease for the ground floor of the address below. The lease to be signed with Ability Housing Association.

289 Loddon Court  
Wokingham Road,  
Earley, RG6 7ER

**EXECUTIVE SUMMARY**

Loddon Court is a purpose-built building on Wokingham Road, Earley. Wokingham Borough Council (WBC) own the land and Ability Housing Association (AHA) own the building. WBC lease the ground floor from Ability and commission Optalis to provide

Respite and Outreach Services. There are 8 rooms on the ground floor which are primarily used for short breaks by WBC and other Local Authorities. The customers who utilise the service primarily have a learning disability, mental health, complex needs and associated physical disabilities. The length of respite stays varies from 24-hour periods to several months for emergency care. On the first floor there are 9 supported living flats let out on tenancies by Ability.

The council owns the land that the Loddon Court stands on and lease this land to Ability Housing Association who own the building on the land. The lease agreement, for the land, stipulates that the land can only be used for Respite or Supported living

The care is provided by Optalis who are required to register with CQC as the approved care provider.

## BACKGROUND

Loddon Court's respite care provides the eligible customer with a planned break. This may be facilitated in various ways to best suit the person with learning disabilities, mental health, complex needs and associated physical disabilities. Respite care has a significant impact on an individual's independence and choice by contributing to the care elements which maintain people in their own homes and enable their carers to continue caring.

- Respite service enable people to stay at home with families/Carers
- Without regular respite, risk of family breakdown and service users needing long term supported living or residential care at significantly higher costs to the council in both housing benefit and care cost
- Used by approximately 60 families per year

Details of the financial information can be found in Part 2 of the Executive Report (Financial Information).

### Refurbishment of the Loddon Court Respite Centre

- The Loddon court building requires a refurbishment which has been planned for, budgeted for, and agreed outside of this lease agreement.
- If we refuse to sign the lease, then we would be unable to request a licence to alter and we could not complete the planned refurbishment, but the building would further into disrepair. Currently issues with Ventilation
- There is no other local respite provision in our borough or surrounding regions
- The approximate cost to replace the building was £3m

### Timescales

- The lease needs to be signed as matter of urgency. Until the Lease is approved and signed, the council is unable to proceed with refurbishment of the service.
- The refurbishment needs to take place at time where there is minimum impact on clients and income for the council. This is currently due to start in December 2022.
- If the work is unable to take place during that time, then the impact or delay will be significant as it will be difficult to close respite centre during busy times.

## FINANCIAL IMPLICATIONS OF THE RECOMMENDATION

***The Council faces severe funding pressures, particularly in the face of the COVID-19 crisis. It is therefore imperative that Council resources are focused on the vulnerable and on its highest priorities.***

	How much will it Cost/ (Save)	Is there sufficient funding – if not quantify the Shortfall	Revenue or Capital?
Current Financial Year (Year 1)	Contained in Part 2 of the report	Yes	Revenue
Next Financial Year (Year 2)	Contained in Part 2 of the report	Yes	Revenue

Following Financial Year (Year 3)	Contained in Part 2 of the report	Yes	Revenue
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<b>Other Financial Information</b>
Contained in Part 2 of the report

<b>Stakeholder Considerations and Consultation</b>
N/A – This continues an existing Service

<b>Public Sector Equality Duty</b>
Not Required - As continues an existing service.

<b>Climate Emergency – <i>This Council has declared a climate emergency and is committed to playing as full a role as possible – leading by example as well as by exhortation – in achieving a carbon neutral Wokingham Borough by 2030</i></b>
The current building is older. As part of the refurbishment, we have requested the assistance of WBC Environmental Team,

<b>Reasons for considering the report in Part 2</b>
Commercial sensitivity of Lease

<b>List of Background Papers</b>
None

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