

# CHESHIRE EAST COUNCIL

## Joint Extra Care Housing Management Board

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**Date of Meeting:** 25 September 2012  
**Report of:** Lynn Glendenning, Commissioning Manager  
**Subject/Title:** Change Of Contract Orders 2011/2012

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### **1.0 Report Summary**

1.1 One Change of Contract Order affecting Cheshire East schemes only was agreed with Avantage during 2011/12. This covered the installation of automatic door openers to social rented apartments in Beechmere, Oakmere and Willowmere.

### **2.0 Decision Requested**

2.1 The Joint Extra Care Housing Management Board is requested to note the contents of this report.

### **3.0 Reasons for Recommendations**

3.1 Changes to the PFI Contract are inevitable considering that it runs for a term of 30 years.

3.2 Any change made by Change of Contract Order is valid for the remaining term of the contract and can only be revoked by a reverse Change of Contract Order.

### **4.0 Wards Affected**

4.1 Cheshire East  
Crewe West, Handforth, Middlewich

### **5.0 Local Ward Members**

5.1 Cheshire East  
Crewe St Barnabas – Councillor Roy Cartlidge  
Handforth – Councillors Barry Burkhill and Dennis Mahon  
Middlewich – Councillors Paul Edwards, Simon McGrory and Michael Parsons

### **6.0 Policy Implications**

6.1 None.

## **7.0 Financial Implications (Authorised by the Director of Finance and Business Services)**

7.1 Cheshire East Strategic Housing provided funding to install automatic door openers to apartments to help ensure that potential residents with complex needs can be accommodated by the schemes, thus helping to redress the care band imbalances. It was also considered a preventative measure to reduce care packages and finally it would avoid a large number of future DFG applications and the administration and additional costs involved in processing and funding these. The ongoing maintenance charge will be paid by Cheshire East on a monthly basis.

## **8.0 Legal Implications (Authorised by the Borough Solicitor)**

8.1 This Change of Contract Order forms part of the PFI Contract and will be in place for the term of the contract.

## **9.0 Risk Management**

9.1 N/a

## **10.0 Background and Options**

10.1 The original design of the PFI Extra Care Housing schemes included 60 minute fire doors with automatic openers. During the design stage, the openers were removed to save money with the consent of the Council's representatives.

10.2 When the schemes opened, it became apparent that the 60 minute fire doors were too heavy for the frailest residents to open unassisted and were materially affecting some residents' lives by effectively "trapping" them in their apartments.

10.3 For the reasons detailed in 7.1 above, Cheshire East decided that automatic door openers should be installed for the apartments included in the PFI Agreement, i.e. its social rented apartments.

10.4 The Change of Contract Order covers the purchase, installation and maintenance of automatic door openers for 142 Cheshire East apartments (Beechmere=75, Oakmere=32 and Willowmere=35).

## **11.0 Access to Information**

The background papers relating to this report can be inspected by contacting the report writer:

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