

Agenda Cabinet

**Thursday, 18 November 2021 at 2.00 pm
in the Council Chamber, Sandwell Council House, Oldbury**

This agenda gives notice of items to be considered in private as required by Regulations 5 (4) and (5) of The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012.

1 Apologies for Absence

2 Declarations of Interest

Members to declare any interests in matters to be discussed at the meeting.

3 Additional Items of Business

To determine whether there are any additional items of business to be considered as a matter of urgency.

4 Consultation Feedback on The Future of Walker Grange (Pages 5 - 40)

**Adults,
Social Care
and Health**

To note the outcome of the consultation into Walker Grange.

5 Extension of the arrangements for decommissioning purposes of the temporary mortuary at Birmingham Airport (Pages 41 - 46)

**Neighbourhoods
& Communities**



To agree for the Council to enter into all requisite agreements (including leases/licences) and any arrangements necessary for the ongoing decommissioning of the additional storage and accommodation facilities at the temporary mortuary at Birmingham Airport.

Kim Bromley-Derry CBE DL

Interim Chief Executive

Sandwell Council House

Freeth Street

Oldbury

West Midlands

Distribution

Councillor M Crompton (Deputy Leader of the Council)

Councillors Ahmed, Bostan, Carmichael, Hartwell, Millard, I Padda, Piper and Simms

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Report to Cabinet

18 November 2021

Subject:	Consultation Feedback and the Future of Walker Grange
Cabinet Member:	Cllr Suzanne Hartwell Cabinet Member for Living and Ageing Well
Director:	Rashpal Bishop Director of Adult Social Care
Key Decision	Yes
Contact Officer:	Colin Marsh Service Manager colin_marshall@sandwell.gov.uk

1 Recommendations

- 1.1 That the outcome of the consultation be noted, and that approval is given to Option 3 as the preferred option, which is to look at upgrading Walker Grange building to ensure it is fit for purpose to provide Extra Care Housing and to meet the changing needs of older people including those with Dementia.
- 1.2 Subject to Option 3 being approved under recommendation 1.1, that a further report be prepared and presented to Cabinet setting out a detailed implementation plan and the allocation of requisite financial resources.



2 Reasons for Recommendations

- 2.1 Following the permission to consult given at the September Cabinet meeting, there was a requirement for the outcome of the consultation to be reported back to Cabinet. This was to ensure an informed decision could be sought in relation to the options outlined in the original report; the consultation with tenants, their family and the staff at the unit has now been concluded and the preferred option arising from that consultation is Option 3.
- 2.2 There is further work to be undertaken to provide a detailed plan of work that required to the facility along with a comprehensive financial analysis that cabinet will be required to approve.

3 How does this deliver objectives of the Corporate Plan?

	<p><i>People live well and age well.</i></p> <p>With the appropriate level of investment and resources Walker Grange would provide high quality housing with on site care and support allowing our older and more vulnerable citizens the opportunity to remain within a community setting in a “Home for Life” as opposed to residential care.</p>
	<p><i>Strong resilient communities</i></p> <p>Walker Grange offers housing that accommodates a community of mixed needs within the building but also has strong links to the wider community.</p>
	<p><i>Quality homes in thriving neighbourhoods</i></p> <p>Any investment to the building and refurbishment would provide additional support to people with Dementia as part of the Extra Care facility in the next 5-10 years.</p> <p>Sandwell's older population is growing, and people need quality housing that fits their individual requirements and offers an alternative to residential care. Walker Grange will</p>



	<p>continue to provide 39 units of accommodation for older people.</p> <p>It would also take into account the need to improve efficiency and energy saving projects such as improved heating and lighting systems in council owned buildings in line with opportunities to provide environmental and 'green' strategies.</p>
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4 Context and Key Issues

- 4.1 Prior to the first report to Cabinet on the 1st September 2021, management at Walker Grange had been made aware of a number of potential issues to the building which would need to be responded to in order to ensure the continuation of service provision. These included upgrading or replacing the heating system, repair or replacement of a number of windows and work undertaken on parts of the flat roofs. It was thought that work in these areas would be necessary if the service was to continue at Walker Grange and would need to be costed and agreed. Via the consultation process agreed by Cabinet, this presented officers with the opportunity to gather views from directly affected stakeholders as well as information, including a full survey to understand the condition of the building, to ensure that resident needs are met and inform future decisions.
- 4.2 From the consultation, a clear message from tenants, their families and staff were that they valued and wanted Walker Grange to continue to provide services to the current cohort of people and potentially develop and promote the service further.
- 4.3 During the consultation period it became clear that further investment, rather than purely maintenance, could potentially provide the Council with a resource to provide additional support to vulnerable adults through extra care provision. This is outlined below in points 4.4 to 4.11.
- 4.4 Over the past two years during the Covid-19 pandemic there had been a reduction in demand in relation to people being supported in long term residential care. In Sandwell, the number of people supported in long term residential care fell to approx. 585 compared to approx. 650 at the same



junction in 2019/2020. However, the average weekly cost of a long term placement has increased steadily over the same period from £695 per week (clients supported end of Aug 2019) to £759 per week (clients supported end of July 2021)

- 4.5 This decrease in demand had also impacted in a drop in demand at Walker Grange. The Grange has capacity for 39 self-contained flats, however, at present it has a void in demand for 18 flats. Notably, this has been as a result of the closure of admissions due to COVID 19, a decision made to effectively manage infection control. More recently, data is showing an increase in demand for residential placements in the wider market. Since September 2021 referrals for accommodation at Walker Grange have also seen to start to increase.
- 4.6 Extra Care provision remains a popular and valued form of housing, which was evident during the consultation. Extra Care provides both care and support by an onsite team of staff. Staff seek to reduce risk to clients and help manage and prevent crisis and can support older people with changing needs through flexible, tailored care plans. Extra Care has been identified as an appropriate form of housing provision in Better Lives – Dementia Strategy, Sandwell, 2019 – 2025, agreed at Health and Well Being Board.
- 4.7 There is evidence that there is an ageing population nationally and locally this is reflected in Sandwell’s Dementia Strategy, which highlights that there are around 3,705 people, over the age of 60 years living with Dementia. The Alzheimer’s Society predict this will increase to 5050 in 2030 (Alzheimer’s Society, Express and Star , May 2021).
- 4.8 Improving the environment and standards of the building at Walker Grange via investment and inclusion of a separate unit (a smaller care setting, within the Extra Care setting) would support people with varying levels of dementia with a higher level of care.
- 4.9 If an investment in Walker Grange was agreed this would provide a valuable asset to the council with 18 additional, in house, Extra Care units. This would provide a direct alternative to placements in residential care which may be used to offset spend in the community care budget. This would include bringing the empty 18 flats into use for people who would have their own tenancy and ensure a Home for Life



for them in an improved Extra Care scheme which can respond to changing needs.

- 4.10 A surveyor's report has been submitted alongside the consultation process. This was undertaken by the Senior Building Surveyor, on 22 October 2021, see Appendix 1. The survey outlines the areas which require repairs and maintenance, upgrades and investment, in line with Option 3 of the consultation. The estimated cost required to invest in Walker Grange safe housing environment for older people for the next 5 – 10 years approx. is £746.500. The estimate is representative of the minimum investment to maintain the facility to the required standard and includes estimated costs to improve part of the facility for existing and future tenants who have or may or may develop dementia.
- 4.11 If Cabinet is in agreement with Option 3, there is a recognition that further planning will be required to provide specific detail with regard to the development of the building for people with dementia, costs and staff resources. With the current staffing levels at the unit the council could provide an additional 8 placements for people with dementia and an additional 10 placements for people with needs. This balance of needs will retain the ethos of Extra Care in terms of have a client group with a mix of care and support needs.

The Consultation process

- 4.12 On 1 September 2021, Cabinet approved a period of consultation to take place with both tenants and staff at Walker Grange on three possible options about the future of Walker Grange.

The proposed options were:

- 1. Do nothing – continue to provide Extra Care Housing at Walker Grange.*
- 2. Look at the closure of Walker Grange and the transfer of tenants to Willow Gardens or other suitable Extra Care Housing Provision.*
- 3. Look at upgrading Walker Grange to ensure it is fit for purpose for the future.*



Consultation

- 4.12 The Consultation commenced on 23 September 2021 and communication was had with both tenants, families, representatives and wider public. The consultation also included a current tenant living in what was previously the wardens living quarters on site at Walker Grange.
- 4.13 Cabinet gave permission to consult with tenants, family and staff. It was envisaged that consultation would be for a period of 12 weeks, although no specific timescale was confirmed in the Cabinet resolution. A review of the consultation period was undertaken during this process which considered shortening the consultation if sufficient information/feedback had been received and key stakeholders being consulted were happy to do so. At engagement meetings with tenants and family representatives held on the 3rd November and in subsequent email correspondence from key stakeholders, the stakeholders supported the decision to end the consultation and move the recommendation of the outcome of the consultation forward. Key stakeholders confirmed that they were satisfied that sufficient consultation opportunity had been afforded and felt that having a decision on the future of Walker Grange sooner would be appreciated. Meaningful consultation has been undertaken and that is demonstrated by the feedback received which is set out in the Appendix to the report.
- 4.14 Consultation with staff commenced on 22 September for 30 days. This has also now been concluded.
- 4.15 HR and Union representatives were fully engaged throughout the process.
- 4.16 The consultation included:
- *Planned meetings with staff and tenants and their families held on site at Walker Grange, following COVID 19 infection prevention procedures and controls.*
 - *A meeting with the Leader of the Council was held at the request of tenants and their families*
 - *Use of Microsoft Teams for people who were unable to attend on site*



- *Tenants support provided by Appointeeship and representatives*
- *An online Public Survey publicised via SMBC's web page, and internally by Officers*
- *A dedicated email address created for staff queries and a box set up in Walker Grange for anonymous queries, concerns and suggestions.*

4.17 In order to support tenants and staff to fully consider the options a number of materials were produced:

- *A Walker Grange brochure was produced for Tenants and Staff (Appendix*
- *Flip Charts were used, and comments captured and recorded*
- *Notes of meetings were provided*
- *One 2 One meetings were offered*

4.18 Staff Sessions were held on:

- 22 September 2021 (3 sessions)
- 29 October 2021 (2 sessions)

Tenants & Relatives Sessions:

- 23 September 2021 (4 sessions)
- 3 November 2021 (2 sessions)

4.19 The results of the consultation identified that consultees were in favour of Option 3, *Look at upgrading Walker Grange to ensure it is fit for purpose for the future.*

4.20 **Key Findings:**

Tenants and families expressed a view of the importance of receiving Services from a Council provision which were valued rather than transferring into private/independent sector extra care schemes. Their views were based on a perceived higher quality being provided by Council services, confidence in secured tenancies and the cost of living at the scheme.



Three tenants expressed an interest in the new Council run scheme at Willow Gardens, Rowley. They will be supported to explore this alternative as a personal request for this provision.

Both staff and tenants reflected that they believed the building was in reasonable condition but that it needed some improvement and investment to ensure current provision. They also offered suggestions about meeting future demand and felt part of the building may be developed for people with dementia and other health issues.

The staff also presented similar views about the condition of the scheme and ideas to be able to support people with a range of physical and mental health needs enabling Walker Grange to be a true “Home for Life”.

A consistent view throughout the consultation was how the service and the staff at Walker Grange were valued by tenants and families.

All of the above consultees provided information throughout the consultation process to inform the decision to recommend option 3, promoting the investment in Walker Grange and adding value to the portfolio of services offered by the Council.

It is of importance to reiterate that the consultation process has allowed assurance for Cabinet that Walker Grange remains a valued provision. By agreeing Option 3 this will not only support the current residents in their home, but will also add value to the provision of services to the council, by allowing the provision of an additional 8 placements for people with dementia and an additional 10 placements for people with needs. This will be able to be provided with the current staffing levels. This balance of needs will retain the ethos of Extra Care in terms of have a client group with a mix of care and support needs and by implementing the survey findings this will also ensure that the Walker Grange remains fit for purpose.

4.21 Walker Grange consultation highlights

The following points are the main findings from both the internal and public survey undertaken during the consultation period.



Tenant consultation responses

Of the 23 tenants who took part in the consultation, **91%** of respondents indicated that feeling safe and secure where they live was most important to them.

Over 73% said the location of Walker Grange was most important to them, with cleanliness of the scheme and the accessibility and suitability to needs also scoring highly.

Over 65% of the tenants who took part said they did not feel a move to another extra care housing scheme would suit their needs, but the remaining tenants either felt it was a suitable option or weren't sure.

Over 82% said that Willow Gardens would **not** be somewhere they would consider wanting to live. However, if the decision was made to close Walker Grange this is something they would consider. 2 tenants (8.70%) wanted more information and to consider this option.

Public survey highlights

Respondents who completed the survey identified themselves as the following:

A tenant of Walker Grange - 3

A family member, carer or supporter of a tenant affected - 19

A member of staff who works at Walker Grange - 2

A member of Sandwell Council staff - 11

A professional working in another organisation - 8

A member of the community - 116

To what extent do you agree or disagree that the current provision of Extra Care Housing at Walker Grange is fit for purpose?

79 people (52%) who responded to this question said they strongly agreed that the current provision at Walker Grange was fit for purpose. A further 43 respondents indicated that they tended to agree with this statement.

Only 3 individuals (2%) responded to say they strongly disagreed.

Which option do you feel would provide the best option for the future provision of Extra Care Housing at Walker Grange?

Of the total 153 responses to this question, 124 (81%) responded to say they felt **Option 3: Look at upgrading Walker Grange to ensure it is fit for purpose for the future** would be the best outcome, with 28 respondents stating they would prefer to do nothing, and only one response in favour of looking at the closure of Walker Grange.



Why have you chosen your preferred option?

107 (just over 70%) of respondents stated that they felt it would mean minimum disruption to service users.

Tenant and supporter comments

Key themes from the comments received during the consultation indicate:

- A very strong connection to the local area for tenants and the family members who responded, not wishing to move away from Tipton
- Wishing to stay near to family
- Feeling that Walker Grange is home
- Feeling safe and secure where they are
- Praise for staff at Walker Grange
- Concerns with the upheaval and stress of a move
Not wishing to relocate to another part of Sandwell that is unfamiliar

5 Alternative Options

- 5.1 If Cabinet do not approve the recommendation to agree to Option 3 then the two alternative options put forward as part of the consultation would need to be considered. These are-

Option 1 – Do nothing – continue to provide Extra Care Housing at Walker Grange.

This is an option initially supported by tenants, families and their staff, but the survey found that Walker Grange would still require investment to address immediate areas of improvement required – heating, roof, windows, lighting, and investment to make it fit for the future and for an ageing population.

If Option 1 is preferred, the survey undertaken detailed that the cost of undertaking this element of work to be in the region of £536K, however, this would not provide upgrades to the building in order to support the development of dementia friendly support services.

Option 2 – Look at the closure of Walker Grange & the transfer of Tenants to other suitable Extra Care Housing provision.



This was the least preferred option by tenants, families and their staff. There is an established risk to frail older people who are moved. This would need to be part of a further assessment of need for the individuals who are in this position as this option may have an impact on their health and wellbeing. The consultation process has shown the current tenants to be a well-established and settled group of people within the Extra Care scheme at Walker Grange who feel a real affinity to the local area and community. Under this option tenants would be placed in different Extra Care schemes homes across the borough, breaking up established friendship groups and potentially increase distance for family to visit.

6 Implications

<p>Resources:</p>	<p>The resources to fund the final quote to bring Walker Grange needs to be explored predominantly from the HRA budget which should give us the opportunity to invest. If not, in conjunction to this the use of capital investment may need to be considered.</p> <p>The annual budget for the existing staff across Extra Care and Day care at Walker Grange £1.075 million. Any investment and refurbishment, including a service for an additional 18 people (8 with dementia in a dementia friendly environment) could be met from this resource.</p> <p>A survey has indicated an anticipated cost of £746,000 which will be included in a further report as more details are known</p>
<p>Legal and Governance:</p>	<p>The recommendation to approve Option 3 “<i>Look at upgrading Walker Grange to ensure it is fit for purpose for the future would provide an opportunity to enhance the service</i>’ in accordance with Housing Regulations. The additional work to develop the refurbishment scheme will be in accordance with the Council’s Financial and Building regulations. Option 3 if agreed also reflects the local authorities responsibilities under the Care Act 2014 to prevent, inform and advise, and shape the market of care and</p>



	<p>support services to ensure people who live in Sandwell MBC to -</p> <p>receive services that prevent their care needs from becoming more serious, or delay the impact of their needs</p> <p>can get the information and advice they need to make good decisions about care and support have a range of provision of high quality, appropriate services to choose from</p>
Risk:	<p>If Option 3 is agreed then the risk to moving potentially vulnerable individuals to new care settings is removed.</p> <p>The anticipated expenditure on upgrading the building will provide assurances that the building is in a position to provide ongoing care for current and future tenants now and into the future.</p> <p>If Option 3 is agreed, the need to further risk assess the impact of undertaking the work with tenants being on site while the work is done will be required. This may be mitigated with the current empty accommodation being used to offset the disruption.</p>
Equality:	<p>When making a decision as to changes in service provision, the local authority must comply with the requirements of the Equality Act 2010 and, in particular, section 149 (the Public-Sector Equality Duty).</p> <p>The protected characteristics to which the duty applies includes age, as well as disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, sexual orientation, religion or belief and sex.</p> <p>In order to ensure that the PSED is complied with an Equality Impact Assessment will be maintained and updated.</p>
Health and Wellbeing:	<p>If Option 3 is agreed by Cabinet this would ensure retention and improvement to the site and maintain a Good standard of service within an improved</p>



	environment which will have a positive impact on the health and wellbeing of existing tenants at Walker Grange and new tenants. An enhanced focus on dementia will also offer support in line with anticipated local demand.
Social Value	The proposed investment in the Building may provide employment opportunities for local traders, which may include young people. Extra Care schemes are seen as a community resource and the Preferred Option 3 would provide an asset to the local community and Sandwell for people who require this service.

7. Appendices

Appendix 1 – Walker Grange Consultation Data
Appendix 2 – Equality Impact Assessment

8. Background Papers

None



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Counts Analysis % Respondents	
Base	153 100.00%
I am...	
A tenant of Walker Grange	3 2.00%
A family member, carer or supporter of a tenant affected	19 12.40%
A member of staff who works at Walker Grange	2 1.30%
A member of Sandwell Council staff	11 7.20%
A professional working in another organisation	8 5.20%
A member of the community	116 75.80%

Counts Analysis % Respondents	
Base	148 100.00%
Are you responding as an individual or a group?	
Individual	147 99.30%
Group	1 0.70%

Counts Analysis % Respondents	
Base	148 100.00%
Age group	
44 & under	59 39.90%
45 - 64	74 50.00%
65 - 74	9 6.10%
75 & over	6

	4.10%
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Counts	
Analysis %	
Respondents	
Base	152
	100.00%
Gender	
Male	46
	30.30%
Female	92
	60.50%
Prefer not to say	14
	9.20%

Counts	
Analysis %	
Respondents	
Base	149
	100.00%
Ethnicity	
White - English/ Welsh/Scottish/ Northern Irish/ British	136
	91.30%
White - Irish	2
	1.30%
Gypsy or Irish Traveller	-
	-
Any other White background	2
	1.30%
Mixed - White & Black Caribbean	-
	-
Mixed - White & Black African	-
	-
Mixed - White & Asian	1
	0.70%
Any other mixed background	-
	-
Indian	-
	-
Pakistani	2
	1.30%
Bangladeshi	-
	-
Sikh	-
	-

Chinese	-
Any other Asian background	1 0.70%
Caribbean	2 1.30%
African	-
Any other Black background	-
Arab	-
Any other background	3 2.00%

Counts	
Analysis %	
Respondents	
Base	23 100.00%
What is important to you about where you live?	
Feeling safe and secure	21 91.30%
Staff that work with me in the scheme	7 30.40%
Accessibility and suitability for my needs	8 34.80%
Facilities at the place I live	6 26.10%
Facilities near where I live	8 34.80%
Cleanliness	14 60.90%
Location	17 73.90%
Other	- -

Counts	
Analysis %	
Respondents	
Base	23 100.00%
Do you think an extra-care housing scheme would suit your existing care and support needs?	
Yes	6 26.10%
No	15 65.20%
Don't know	2 8.70%

Counts	
Analysis %	
Respondents	
Base	23 100.00%

Do you think the new extra-care provision at Willow Gardens would be somewhere you'd consider living if Walker Grange had to close?	
Yes	2 8.70%
No	19 82.60%
Don't know	2 8.70%

Counts Break % Respondents	Total	Respondent type	
		Tenant / supporter	Other
Base	152	23	131
To what extent do you agree or disagree that the current provision of Extra Care Housing services for older people at Walker Grange is fit for purpose?			
Strongly agree	79 52.00%	18 78.30%	63 48.10%
Tend to agree	43 28.30%	2 8.70%	41 31.30%
Neither agree nor disagree	13 8.60%	1 4.30%	12 9.20%
Tend to disagree	-	-	-
Strongly disagree	3 2.00%	-	3 2.30%
Don't know	14 9.20%	2 8.70%	12 9.20%

Counts Break % Respondents	Total	Respondent type	
		Tenant / supporter	Other
Base	153	24	131
Which of the following do you feel would provide the best option for the future provision of Extra Care Housing at Walker Grange?			
Do nothing – continue to provide Extra Care Housing at Walker Grange	28 18.30%	4 16.70%	25 19.10%
Look at the closure of Walker Grange and the transfer of tenants to Willow Gardens or other suitable Extra Care Housing Provision	1 0.70%	1 4.20%	- -
Look at upgrading Walker Grange to ensure it is fit for purpose for the future	124 81.00%	19 79.20%	106 80.90%

Counts Break % Respondents	Total	Respondent type	
		Tenant / supporter	Other
Base	151	24	129
Why have you chosen your preferred option?			
It achieves better value for money	31 20.50%	2 8.30%	29 22.50%
It means minimum disruption for service users	107 70.90%	17 70.80%	92 71.30%
It maintains the quality of the service	79 52.30%	17 70.80%	63 48.80%

Other	6	1	5
	4.00%	4.20%	3.90%

Q4a**case Please explain**

- 2 Due to a conflict of interest my grandad is unable to move to any extra care facility in Tipton.
- 7 My father in law is getting the support he needs so there is no need for them to have to move
- 20 My family member cannot remain in Tipton, Due to conflict of Interest
- 26 Dad cannot stay in the tipton area, so automatically affects his life
- 34 Moving away from family near by will NOT help them.
- 35 Need to know options for alternative provision
- 36 Father in law has been told no extra care facility in Tipton could accommodate him
- 46 My brother Gary Jackson lives in the semi detached council house within the grounds of Walker Grange
- 51 Walker Grange is the most suitable for a family member residing there.
- 58 My relative has everything she needs at Walker Grange. It is perfect in terms of her needs
- 104 You already have a good home in walker grange why would you want to move the elderly and disrupt
- 138 It physically can't cater to my relatives needs as they will not be as close close her as I am
- 150 Too far away, nothing else in Tipton suitable

Q5a**case Please explain**

- 1 Too far and views around the property are disgusting
- 2 Tipton Born, lived here all his life, Should not be FORCED out of the area
- 7 Too far/poor views looking out window/no local amenities within walking distance
- 20 to far away
- 26 My dad is a Tipton man, he should not be told he has to go to Rowley Regis
- 33 It's 2 far away for relatives to visit
- 34 To far away and next to a cream and cemetery. That's disgusting
- 35 Too far from family and friends
- 36 Rowley is to far from father in laws family and friends
- 46 This does not affect my brother
- 51 Again, Walker Grange is best suited to family members needs.
- 58 My relative wants to stay in her home, in Walker Grange in Tipton
- 60 To far away and location not nice
- 67 Because we have no transport
- 72 Too far from where i reside, overlooking views are undesirable
- 104 Because people in Walker grange want to stay there
- 138 Too far from tipton
- 144 To far away from my family
- 150 Too far away from family

Q6**case What are your biggest concerns about the possible closure or upgrading of Walker Grange?**

- 1 My grandad loves where he is living the staff are like family, all amenities are within close contact. Family all live in the area.
- 2 My grandad loosing his home, he suffers without moderate Alzheimer's, his confidence has excelled since moving to Walker Grange, his bond with
- 7 My biggest fear of closure is that it will take a massive detrimental effect on my father in laws health and well being it is not just a building it is his h
- 20 my only concern is the closure, my family member will lose his home
- 26 My biggest concern is the closure, my dad would loose his home, he has only lived here since January 2020, in that time we have faced a major par
- 33 That my mother's health will go down hill she is 93 in the final stages of dementia with other health issues as well. Our GP thinks it would be detrim
- 34 My grandad lives in Walker grange which is a walk away from all his family so anything he needs we am there straight away. I have no problem with
- 35 Loss of my mother's home. She has lived at Walker Grange for many years and has onset of dimentia. She is very happy in her home and well supp
- 36 The closure would cause my father in law to loose his home, he is a Tipton man, and all his friends and family are in Tipton. He loves his flat, and pr
- 46 We had not been told about this and he has been spending money on this property! Gary has lived here 16 years and has been overlooked in these
- 51 In regards to closure it would be the upset of moving from a long standing place of residence to somewhere unfamiliar it would be very stressful an
- 58 The stress and upset being removed from her home would cause. The upheaval and being removed from friends and the wonderful staff that she k
- 60 The affect this will have on my family member.
- 67 The closure would be hard for all the tenants to take plus families who live near by and visit everyday
- 72 My biggest concern is the emotional distress it will cause the tenants and the detrimental effect it will have on their well being, the effect it will hav
- 104 Upgrading would be a better option closing it down would mean the elderly with not much voice in these decisions will be losing their homes
- 138 The upheaval of the residents This place has seen many generations and has served the community well , why change something when it isn't brok
- 144 I will loose my home if you choose to close it, I love it here, the staff are so good and more like friends. The other residents are more like family. I lo
- 147 Don't wont it to close . Your taking people s homes away from them
- 150 If it closes I would lose almost all contact with my family member. Other family members would not be able to see the Walker Grange resident asv
- 152 don't know

case	V2 Respondent type	Q9a Please specify
	29 Other	Tipton needs a Walker Grange .. simples
	30 Other	to keep residents in their valued surroundings and not to disrupt them in their old age
	101 Other	The people who are in walker Grange will need continuity of support in a location where they feel c.
	146 Other	The community in Tipton are fed up of loosing local authority provision.
case	V2 Respondent type	Q10 Do you have any concerns about the options?
	1 Tenant / supporter	I have major concerns concerning the closure option as this would mean our elderly family members have to give up their home which would ha
	2 Tenant / supporter	Yes, it seems that option 2 is very much favoured by the people producing this report. We need to think of our elderly vulnerable people who liv
	3 Other	No
	4 Other	I think it is disgusting that closure is a option when this is peoples homes and lives, some have lived here many years and they should be able to
	5 Other	I feel that Walker Grange isn't an old building and I have previously worked there and the care is brilliant and the tenants are all settled and a lot
	7 Tenant / supporter	I personally think closure should not be a option and our elderly residents should be able to live out the rest of their months/years at the place t
	9 Other	Yes moving tenants to another area where they may not get visits from family and friends could have a severe knock back to their wellbeing. Mo
	14 Other	Sandwell just shuts places down without thought effect on people who have lived in these places for years
	17 Other	I don't think it should be shut. The is nothing wrong with the service and the residents deserve to stay.
	18 Other	Non
	20 Tenant / supporter	Option one is pointless, we would be in this situation if that was even an option, so no point it being there. Option is the option we feel council v
	21 Other	Sandwell council your behaviour is so cruel and against the will of the people of Sandwell shame on you all
	22 Other	There is no need to close the building it is perfectly fine and a great extra care facility they ain't service users they are family
	26 Tenant / supporter	yes, the closure, I feel this should not be an option. All Walker Grange needs is time and investment and to ensure the right people are in manag
	28 Other	Should sandwell Council close walker grange what will happen to the building. Probably become derelict and then vandalism.
	29 Other	Yes not a good place to move Tiptonians to .
	30 Other	no
	33 Tenant / supporter	No
	35 Tenant / supporter	Yes. Option 3 could be expanded to adapting part of the building for other Council services or selling off to generate revenue to support remaini
	36 Tenant / supporter	I do not think closure should be an option, you only have to walk around the building to see it is not falling apart, I have seen private run homes
	37 Other	Yes.,the closure. Its easy to say we'll move then to Rowley Regis. Not everyone hss cars and bus routes would take an age. Its basicalky a cop out
	40 Other	If its closed what are the plans for the building, as it already been talked about and a possible sale mentioned, i dont nothing passed this cou
	41 Other	Most vulnerable in society and disrupt their lives after this pandemic is unacceptable.No compassion from the council for the residents of walker
	43 Other	I think Walker Grange should remain open, the building is only 30 years old and has served Tipton and the surrounding areas all this time, many
	48 Other	I believe closure should not be a option
	49 Other	I dont want it closed. Not fair on old people
	51 Tenant / supporter	I have concerns about the future of Walker Grange for my family member and having it closed would be the worst possible outcome that is giver
	52 Other	No
	58 Tenant / supporter	I am concerned that closure is an option
	59 Other	My concern would be to close it. Why would you do that? Council run centres are the best and should continue to be so. to close it would mean
	63 Other	I think closure is unnecessary. If the reasons given for the closure are on grounds of cost implications on remodernising or structural concerns th
	64 Other	None of the options mentions the emotional needs or mental well-being of the tenants and the damage that would be caused by moving people
	67 Tenant / supporter	No
	68 Other	With respect to the closure of Walker Grange, cost of refurbishment seems to be the issue. What is the cost of refurbishment? and what consid
	70 Other	If the council feels that Walker Grange requires an upgrade then invest the money in doing so. This would be less disruption for the tenants and
	71 Other	Closure would be a catastrophic move for residents, their families and local residents.
	72 Tenant / supporter	Yes I have concerns about the closure as Walker grange is the tenants home and they should be able to live the rest of their days/months or eve
	74 Other	There should be local services people should not have to travel to visit relatives in different areas.
	76 Other	No
	80 Other	I believe Sandwell council wants to shut down Walker Grange and sell the land for development
	82 Other	It's better to upgrade what you have than to lose it. You will waste too much money outsourcing your care to alternative providers in the future
	84 Other	I feel closing walker grange would be bad for the residents
	85 Other	I believe moving some of these service users could potentially cause them more upset. That is not working in a person centred way, which is wha
	89 Other	Closing Walker Grange will mean the loss of a very valuable community resource
	91 Other	No
	93 Other	The council seems determined to close the unit and absolve future responsibility. To that end I feel they will attempt to make refurbishment uns
	100 Other	It does need redecorating but whose home doesn't
	101 Other	Yes. It appears Sandwell is on a cost cutting exercise rather than caring about its whole community
	103 Other	Closing it would be a big blow to the community. The care home is a great facility for the area, and losing it would be a huge shame. We need be
	104 Tenant / supporter	Please leave walkercgrange as it is think how your feel if someone came along and said you got to move out of your home ?
	106 Other	I have concerns that closing walker grange is an option as affordable social care is limited
	107 Other	Yes moving old and vulnerable people could have a detrimental effect on their health.
	108 Other	Above all Walker Grange must not close
	113 Other	value for money was lost when its sandwells building services team was shut down from repairing schools community centre and other public bu
	119 Other	Only concern is if you close Walker Grange down and move all those residents who love living there
	120 Other	yes
	121 Other	yes to little information
	122 Other	Care of the elderly should be the top priority and money should be spent on updating the home not moving residents out which they do not wa
	124 Other	No, because the council have under spent on their budget for this.
	125 Other	Has any adequate amount "other suitable Extra Care Housing" actually been identified and evaluated?
	130 Other	Obviously it would cost Sandwell council money to do Walker Grange up.
	137 Other	Lack of provision in Tipton for elderly.
	141 Other	I am happy with the consultation but i want to see a right decision that we'll benefit the residents of Walker grange
	143 Other	Disruption to the tenants is cruel and will cause distress. No care provision in the Tipton area.
	144 Tenant / supporter	Just the closure, I wish to remain at Walker Grange, This is my forever home
	146 Other	Why is there a named transfer (building) Willow Gardens when to my knowledge there has not even been a real consultation. Why and who wa
	149 Tenant / supporter	No
	150 Tenant / supporter	I don't want it to close because my dad is the happiest he has been in years. He is well cared for and has a lot of friends in Walker Grange. His fa
	151 Other	N/A
	153 Other	Our elderly need to be looked after while maintaining their independence. Giving them the option of supported living also frees up family home

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Equality Impact Assessment Template

Please complete this template using the [Equality Impact Assessment Guidance document](#)

Version 4: January 2019

Title of proposal (include forward plan reference if available)	Consultation feedback on the Future of Walker Grange Extra Care Housing Scheme
Directorate and Service Area	Adult Social Care
Name and title of Lead Officer completing this EIA	Colin Marsh; Service Manager
Contact Details	colin_marshall@sandwell.gov.uk
Names and titles of other officers involved in completing this EIA	Sue Johnson, Operations Manager
Partners involved with the EIA where jointly completed	None
Date EIA completed	8 th November 2021
Date EIA signed off or agreed by Director or Executive Director	
Name of Director or Executive Director signing off EIA	
Date EIA considered by Cabinet Member	

See [Equality Impact Assessment Guidance](#) for key prompts that must be addressed for all questions

**1. The purpose of the proposal or decision required
(Please provide as much information as possible)**

That the outcome of the consultation agreed at Cabinet on the 1st September 2021 be noted and that approval is given to Option 3 as the preferred option, to look at upgrading Walker Grange building to ensure it is fit for purpose to provider Extra Care Housing and to meet the changing need of older people including those with Dementia.

1.2 Subject to Option 3 being approved under recommendation 1.1, that a further report be prepared and presented to Cabinet setting out a detailed implementation plan and the allocation of requisite financial resources.

3. That a further report be presented to Cabinet, to agree the future plans for Walker Grange following completion of work to deliver option 3.

2. Evidence used/considered

Extra Care Housing is supported housing accommodation specifically for people aged 55 years or above who require care and/or support to live independently.

The overall aim is to promote and maximise independence and choice, with personalised support through the use of assistive technology and on-site flexible care and support services available 24 hours per day.

It provides an environment that is stimulating, enabling people to maintain, develop and rediscover skills, maintain social relationships and make new relationships with their neighbours. Taking into account individual needs in terms of disability and age, culture, race, customs, language, religion, background, lifestyle, sexual orientation and gender.

Extra Care Housing is proven to promote positive attitudes to ageing and gives a real alternative to Residential and long-term care. There are currently 9 Extra Care schemes in Sandwell.

Analysis of internal systems (LAS, AXIS and SAVE), have been analysed to demonstrate current and future capacity, movement and expected demand across the Extra Care market.

Analysis of Staff profiles from SBS will also be undertaken if approval to consult is granted.

3. Consultation

Officers identified individuals and groups who were consulted following approval to do so. These included:

Stakeholders

Staff

Tenants, with the use of advocates if needed

Families and carers

Unions

Approval was sought for a consultation period, which commenced on 23rd September 2021. Engagement with the staff at Walker Grange ran for a completed 30 day period. The consultation with Tenants and family/relatives representatives was concluded on the 8th November 2021 by mutual agreement that all information had been collated for consideration.

4. Assess likely impact

The preferred option following the consultation being submitted as a recommendation to cabinet does not potentially have a requirement to move people out of the building so we expect the impact to be limited.

However, we will be mindful of the continued possible uncertainty for both tenants and staff as a result of proposals being presented.

Moving forwards all likely impacts, both adverse or positive will be listed in this section.

If the recommendations outlined in the report are agreed we will ensure that we provide a breakdown of tenants and staff by protected characteristics.

The protected characteristics most likely to impact on the Tenants are age and disability.

Please complete the table below at 4a to identify the likely impact on specific protected characteristics

4a. Use the table to show:

- Where you think that the strategy, project or policy could have a negative impact on any of the equality strands (protected characteristics), that is it could disadvantage them or if there is no impact, please note the evidence and/or reasons for this.
- Where you think that the strategy, project or policy could have a positive impact on any of the groups or contribute to promoting equality, equal opportunities or improving relationships within equality characteristics.

Protected Characteristic	Positive Impact ✓	Negative Impact ✓	No Impact ✓	Reason and evidence (Provide details of specific groups affected even for no impact and where negative impact has been identified what mitigating actions can we take?)
Age		✓		Although the recommendation of this report reflects the desired outcome of the tenants at the scheme we may need to continue to consider the impact of undertaking maintenance and building work to deliver the proposed developments. There is a possibility that people may need to move from their current flats (to another part of the building if this is possible) during the work being done.
Disability	✓			Proposals include the potential for tenants to be better supported through more modern and appropriate Extra Care Provision at the Walker Grange site.

Gender reassignment			✓	
Marriage and civil partnership			✓	
Pregnancy and maternity			✓	
Race			✓	
Religion or belief			✓	

Sex			✓	
Sexual orientation			✓	
Other			✓	

Does this EIA require a full impact assessment? Yes No

Full EIA is not required at this time, however a full EIA will be undertaken in due course.

If there are no adverse impacts or any issues of concern or you can adequately explain or justify them, then you do not need to go any further. You have completed the screening stage. You must, however, complete sections 7 and 9 and publish the EIA as it stands.

If you have answered yes to the above, please complete the questions below referring to the guidance document.

5. What actions can be taken to mitigate any adverse impacts?

6. As a result of the EIA what decision or actions are being proposed in relation to the original proposals?

7. Monitoring arrangements

The Project Group who will oversee the proposed work if option 3 is agreed, will report into the Accommodation and Support Strategy Group, who will have full governance of the project.

8. Action planning

You may wish to use the action plan template below

9. Publish the EIA

Where can I get additional information, advice and guidance?

In the first instance, please consult the accompanying guide “Equality Impact Assessment Guidance”

Practical advice, guidance and support

Help and advice on undertaking an EIA or receiving training related to equalities legislation and EIAs is available to **all managers** across the council from officers within Service Improvement. The officers within Service Improvement will also provide overview quality assurance checks on completed EIA documents.

Please contact:

Kashmir Singh - 0121 569 3828

Report to Cabinet

18 November 2021

Subject:	Extension of the arrangements for decommissioning purposes of the temporary mortuary at Birmingham Airport
Cabinet Member:	Councillor Kerrie Carmichael
Director:	Surjit Tour Director Law and Governance and Monitoring Officer
Key Decision:	Yes – the Council's aggregate spend exceeds the key decision threshold
Contact Officer:	Mark Satchwell Mark_Satchwell@sandwell.gov.uk

1 Recommendations

- 1.1 That the Director of Law and Governance and Monitoring Officer be authorised to extend or enter into all requisite agreements (including leases/licences) and any arrangements necessary for the ongoing decommissioning of the additional storage and accommodation facilities at the temporary mortuary at Birmingham Airport.
- 1.2 That in connection with (1) above, the Council commits up to 10.35% of the total overall costs (estimated £250,000) from its contingency budgets as Sandwell's agreed contribution toward the contractual and lease arrangements;
- 1.3 That any necessary exemptions be made to the Council's Procurement and Contract Procedure Rules to enable the course of action referred to in 1.1 and 1.2 above to proceed.



2 Reasons for Recommendations

- 2.1 Emergency Committee Minute No's 7/20, and 14/21 noted the Council's past need to ensure they had in place sufficient arrangements in place so that it could respond flexibly to sustained increases in the mortality rate for the storage of deceased persons due to COVID-19.
- 2.2 Whilst the need for the facility has now ceased, we have been notified by the lead authorities for decommissioning Birmingham CC and Walsall MBC that additional time is required to appropriately decommission the site
- 2.3 The decommissioning will therefore exceed the current lease arrangements which end on 30 November 2021. The costs of the decommissioning works will be shared between the West Midlands and Warwickshire regional Local Authorities. Sandwell is the lead contractor for the site so has to undertake the necessary activities on behalf of the other Local Authorities.

3 How does this deliver objectives of the Corporate Plan?

	<p>Strong resilient communities</p> <p>The proposal assists the Local Authority in responding to and recovering from the COVID 19 epidemic.</p>
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4 Context and Key Issues

- 4.1 At the start of the Covid 19 epidemic in March 2020 approval was sought to commence urgent procurement arrangements to enable a regional response to meet additional body storage needs to complement existing capacity across the West Midlands and Warwickshire region which was considered to be insufficient to deal with the impact on the mortality rate of the COVID 19 – coronavirus pandemic.
- 4.2 A co-ordinated West Midlands and Warwickshire approach involving Sandwell, Birmingham, Coventry, Dudley, Solihull, Walsall, Warwickshire and Wolverhampton councils was considered to be the most resilient and efficient approach to addressing the many challenges that local authorities were facing and Sandwell Council had been designated by the Councils to lead on negotiations and arrangements.



- 4.3 Lease, license and contractual arrangements were put in place for a temporary Mortuary facility at Birmingham Airport. Two bays in one of the hangers were leased, and the facility was kitted out with specialist body storage equipment. Fortunately, at this time the facility is no longer needed.
- 4.4 The Local Authorities involved have agreed to decommission the site secure the assets/equipment on the site for potential repurposing. Birmingham CC and Walsall MBC are leading on the decommissioning works.
- 4.5 The decommissioning of the specialist equipment on site requires the assistance of specialist contractors and will take additional time to secure and hand back vacant possession to Birmingham Airport of the hangers.
- 4.6 An urgent decision taken by the Leader of the Council on 27th August 2021 regarding the necessary extension arrangements to facilitate decommissioning the temporary mortuary at Birmingham Airport until 30th November,
- 4.7 It is now proposed that the lease is extended until such time the work is completed and lease arrangements can be ended which is anticipated to be by 28 February 2022.
- 4.8 The estimated cost of the decommissioning work including transportation arrangements is £250,000 which will be shared in accordance with the collaboration agreement that is in place between the participating local authority areas.
- 4.9 The expenditure associated with this work will continue to be met initially from Sandwell Council's emergency contingency fund, however, it is anticipated that grants issued to local authorities by central government in response to COVID 19 would enable the Council to recover most of the costs associated with the Temporary Mortuary at Birmingham Airport.



5 Alternative Options

5.1 There are no alternative options. The assets/equipment in the hangers are large and requires specialist decommissioning. Upon termination of the lease the units must be handed back with vacant possession, so all equipment must be removed from the site or Birmingham airport can take action against the Council, charge rent for storing the equipment or remove and destroy the assets/equipment.

6 Implications

Resources:	The anticipated expenditure associated with the decommissioning of the Airport Mortuary is £250,000. Sandwell's contribution will be 9.4% until 30 th November 2021 and 10.35% thereafter. This variation is in response to confirmation by Dudley MBC that they are unable to contribute further.
Legal and Governance:	Exemptions are to be made to the Council's Procurement and Contract Procedure Rules to enable the course of action referred to in (1) above to proceed.
Risk:	The assets/equipment in the hangers are large and requires specialist decommissioning. Upon termination of the lease the units must be handed back with vacant possession, so all equipment must be removed from the site or Birmingham airport can take action against the Council, charge rent for storing the equipment or remove and destroy the assets/equipment. The extension of the lease arrangements will allow for a safe and appropriate approach to decommissioning whilst ensuring recommendations for the best use of the Council assets going forward can be made.
Equality:	There are no specific equality issues regarding the proposals contained in this report



Health and Wellbeing:	There are no specific Health and Wellbeing issues regarding the proposals contained in this report
Social Value	There are no specific Social Value issues regarding the proposals contained in this report

7. Appendices

None

8. Background Papers

- Emergency Committee Minute No. 7/20
- Emergency Committee Minute No. 14/21
- Decision by the Leader of the Council 27th August 2021



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