

Annex 1

How have we decided which homes should be the next to be consulted on closure?

1. The criteria for deciding which should be the first are:
 - a) the presence of serious repair or maintenance problems which, if they cannot be addressed in a cost-effective manner, would impact on the quality of care provided to residents;
 - b) the potential alternative uses for the OPH site in order to deliver the wider Older Persons' Accommodation Programme;
 - c) whether a home accommodates a resident who has already been moved from another CYC OPH which was the subject of closure; and
 - d) the size of the home, with the smaller homes struggling to provide a cost-efficient service to residents.
2. Applying these criteria to the five homes we find that:
 - a. None of the homes are known to have serious physical or building related problems.
 - b. Haxby Hall and Willow House have strong potential for alternative uses for the current site:
 - i. Haxby Hall as the home where other CYC OPH residents will move to during the programme and, further, is under review as a site for redevelopment as a new/redeveloped residential care home.
 - ii. Willow House because of its potential to generate a sizable capital receipt which would be used to support the Older Persons' Accommodation Programme.
 - c. Haxby Hall and Woolnough House accommodate residents who were previously moved from Oliver House, Fordlands Road, Grove House and Oakhaven. In addition, one resident moved from Grove House to Morrell House in the knowledge that that home would also be the subject of consultation on closure and may have to move again. One resident remains at Willow House who had previously lived at Fordlands.
 - d. Morrell & Windsor House are the smallest homes.

OPH	Residents (permanent)	Ward	No Physical Problems	Alternative Programme Uses	Two or less residents who have moved previously
Haxby Hall	49 (currently 41 perm)	Haxby & Wigginton	✓	✓	✗
Morrell House	29 (currently 24 perm)	Clifton	✓	✗	✓
Willow House	33 (currently 23 perm)	Guildhall	✓	✓	✓
Windsor House	27 (currently 20 perm)	Westfield	✓	✗	✓
Woolnough House	33 (currently 18 perm)	Hull Road	✓	✗	✗

Note: ✓ means that the selection criteria is positive and therefore applies

2. Reviewing this information in the round it is proposed that we identify **Willow House** as the next home to be the subject of consultation on closure because it is both small, has the potential to generate a sizable capital receipt to support the overall Programme and, further, only one resident who previously lived at Fordlands Road lives in the home.
3. Haxby Hall is ruled out for early consultation on closure both because of its size, (this size suits it to accommodate residents moving from other CYC homes) and, further, it accommodates residents who previously moved there from Oliver House and/or Fordlands. Morrell House is ruled out for consultation on closure at this point because re-use of the site does not have significance for the delivery of the Programme. Woolnough House should not be the subject of consultation on closure at this point because it accommodates a number of people who had previously moved from an OPH that was closed.
4. Further more, it is worth noting that Windsor House is not considered for consultation on closure this autumn as the site, if vacated, would not help to meet the needs of the wider programme. In addition, the mechanical and electrical services to Lincoln Court [a CYC sheltered housing scheme next door] are provided from Windsor House and any decision to re-use the Windsor House site will need to be taken in the context of the future of Lincoln Court. Further, given other difficulties with moving forward re-development plans in this area such a decision will take time.