



Committee Report

Report LTCR-SS-09-16

To: Chair Burley and Members of the Social Services Committee
From: Lynne Johnson, Director of Long Term Care
Meeting Date: May 11, 2016
Subject: **Home and Community Support Services Lease at Lee Manor**
Status: Recommendation adopted by Committee as presented per Resolution SSC44-16; Endorsed by County Council June 7, 2016 per Resolution CC72-16;

Recommendation(s)

WHEREAS Home and Community Support Services has a long standing lease at Lee Manor;

AND WHEREAS Home and Community Support Services have identified a need for more space to offer programs for community residents;

NOW THEREFORE BE IT RESOLVED THAT Report LTCR-SS-09-16 regarding the lease with Home and Community Support Services be received;

AND THAT the amendment recommended to the Home and Community Support Services Lease at Lee Manor be approved.

Background

Since 1993, Home and Community Support Services (HCSS) has rented space at Lee Manor to provide Adult Day services. The organization also provides other community programs including Meals on Wheels, Non-Emergency Medical Transportation, Overnight Relief and Congregate Dining. They are a registered charity primarily funded by the South West Local Health Integration Network.

Over the years HCSS have expanded their programs at Lee Manor considerably and currently offer Adult Day Programs six days a week and Overnight Relief every second weekend. As programs expand so does the need for additional space.

Services and client/resident needs have changed for both community and long term care homes. Lee Manor has a 2,800 square foot auditorium that was consistently used for resident activities and social events over the years. With the change in resident acuity and the redevelopment of Lee Manor, activity and lounge space was increased in resident home areas which is more suited to resident needs than the large auditorium.

The auditorium is accessed by some community groups for shuffleboard, quilting and meetings however the room is empty a lot of the time. With HCSS identifying a need for additional space, it is recommended that the lease agreement be amended with the repurposing of the auditorium to provide additional tenant space.

In assuming the auditorium, HCSS would return part of the current leased space to Lee Manor to provide some additional storage and a smaller meeting room. Exact specifications will be finalized once drawings are completed however an estimate is that the change would result in an increase of approximately 2200 sq. ft. for a total of 4700 sq. ft. being rented to HCSS.

Financial/Staffing/Legal/Information Technology Considerations

Home and Community Support Services has expressed an interest in additional tenant space. This provides an opportunity to repurpose an underutilized area and provide additional revenue for the home. Total square footage will not be available until final drawings have been completed.

The cost for any renovations to the tenant space will be the responsibility of Home and Community Support Services. Notice will be given to external community groups who currently utilize the auditorium.

Link to Strategic Goals/Priorities

Home and Community Support Services and Lee Manor have a strong long standing relationship. The services they provide support people throughout Grey and Bruce counties to live in their homes longer.

Listening and Working Together is Goal 5 of the County of Grey Corporate Strategic Plan.

Respectfully submitted by,

Lynne Johnson
Director