

WEST DUNBARTONSHIRE COUNCIL

Report by the Director of the Community Health and Care Partnership

Community Health and Care Partnership: 20 November 2013

Subject: The Modernisation of the Council's Care Homes and Day Care Centres for Older People

1. Purpose

- 1.1** To provide the Committee with a report on the progress of the plans to modernise the Council's care homes and day care provision and to seek approval for the site of the first new care home and day care centre

2. Recommendations

The CHCP Committee is recommended:

1. To note the progress made on the work of the Care Homes Project;
2. To approve Crosslet House site in Dumbarton as the preferred site for the first of the Council's new care homes and day care centres and agree that planning approval should now be sought for that site; and
3. Agree that a further report on the Clydebank site will come to an early meeting of the Committee.

3. Background

- 3.1** In November 2012, the Committee agreed to develop two new fit for purpose older people's care homes (incorporating day care provision) to replace all of the Council's existing care homes and day care provision.

It was also previously agreed that one care home would be sited in Clydebank and the other in Dumbarton or the Vale of Leven and that the costing for the care homes was based on the assumption that the new facilities would be on sites owned by the Council.

- 3.2** The capital investment for this project (£20m) was agreed as part of the Council's Strategic Budget and Capital Plan, in February 2013.
- 3.3** Committee also previously agreed that four sites should be the subject of further investigation and public consultation.

4. Main Issues

- 4.1** The project to build the Dumbarton care home and day care centre has now been accepted by hub West Scotland (hWS) under the terms of their Territory Partnering Agreement with West Dunbartonshire Council. This provides an agreed cost and risk framework within a specified timescale which should see the completion of this home within the first quarter of 2016. Similar arrangements, within the same timescale, will be concluded with hWS when a site for the Clydebank home is finalised.
- 4.2** A number of key appointments have now been made to develop designs for the Project. The team includes:

Architect	Cooper Cromar
Landscape Architect	Simon Hirst
Mechanical and Electrical Consultant	Ramboll
Civil and Structural Consultant	Stuart McTaggart
Cost Consultants	Robinson Low Francis

These organisations have been carefully vetted and selected by the Council and hWS and bring appropriate knowledge, skills and experience to the Project.

Dumbarton Sites

- 4.3** Site investigations have been carried out on the sites at Posties Park and Crosslet House. Both of these sites have also been the subject of further consultation with local community groups and organisations. A scored options appraisal was also carried out, taking into account the strategic, operational and financial implications of using each site. The outcome of that appraisal and the consultations locally indicate that the Crosslet House site is the preferred option for the site of the Dumbarton care home and day care centre.

Clydebank Sites

- 4.4** Site investigations have been carried out at the former St Andrews Secondary site. Site investigations have yet to be carried out on the St Eunans site. We are also continuing to explore the potential for a larger strategic development with other Public Sector organisations with access to land in Clydebank. It is anticipated that a recommendation will come to an early meeting of the committee for the use of a site in Clydebank. It is not anticipated that this will be detrimental to the timescale for the completion of the Clydebank care home by early 2016.

5. People Implications

5.1 There are no people issues in relation to this report.

6. Financial Implications

6.1 Each of the proposed Council sites for the care homes has an anticipated capital receipt in terms of the Council's Disposals Strategy. The development of the care homes will be carried out in such a way as to try to ensure that the Council can achieve the return on the remainder of its asset.

6.2 Our partners hWS have assessed the affordability of the projects and have confirmed they can be delivered within the resources available.

7. Risk Analysis

7.1 The risks of failing to complete the Project on time and within budget will be controlled by robust project management based on the CHCP's successful recent experience in delivering the Vale Centre for Health and Care. The expertise of hWS and the Council's Corporate Asset Management Team will also help to mitigate this risk.

8. Equalities Impact Assessment (EIA)

8.1 There are no equalities implications arising from consideration of this report.

9. Consultation

9.1 A consultation and engagement plan is being enacted as part of the overall governance arrangements for this Project. We have committed to an on-going programme of engagement with three principal stakeholder groups:

- Care home residents and day care users and their relatives
- Council and NHS Staff
- The wider public

A newsletter has been produced and Project information is now available through the Council intra and internet.

9.2 A considerable number of meetings with a variety of different group have been held to discuss progress on the Project, examine basic design ideas and to consult over the sites that have been prioritised. Of the Dumbarton sites discussed there was a clear consensus in favour of the site at Crosslet House.

9.3 Because of the scale of the development, the care home would constitute a “major development” under current planning legislation. This requires the Council to conduct a 12 week public consultation prior to the submission of a planning application.

10 Strategic Assessment

10.1 The completion of two new modern purpose built facilities, on time and in the right place, will contribute to the realisation of the Council’s Strategic Plan 2012/17 in that they will

“Improve care for and promote independence with older people”; and

“Improve economic growth and employability”

10.2 Should this Project be aligned with any other concurrent project the opportunities for greater social and economic regeneration could be enhanced.



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Director

Date: 6 November 2013

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Appendices: None.

Background Papers: None.

Wards Affected: All Council Wards.