

WEST DUNBARTONSHIRE COUNCIL

Report by the Chief Executive

Council: 27 April 2011

Subject: Progress Report on the Reprovision of Auchentoshan Day Centre

1. Purpose

1.1 The purpose of this report is to provide Council with an update on the re-provision of Auchentoshan Day Services.

2. Background

2.1 On 30 March 2011, an emergency motion was passed at the Full Council meeting requesting monthly updates on the reprovision of Auchentoshan Learning Disability Day Centre.

2.2 Following the decision of the Committee of 18 February 2009, the Department of Housing, Environmental and Economic Development Estates Section entered negotiations with Clydebank Co-operative, to whom the building is currently leased, and a developer, who, under the proposals would have acquired the top floor of the building at Dunn Street, have fitted the same out as the Day Centre and then leased it to the Council.

2.3 Since this time, regular reports have been provided including a report to committee on 15 December 2010. This report highlighted two issues which resulted in difficulties in taking forward the proposal regarding the premises at Dunn Street, namely:-

- (a) On searching against the Council's titles, it transpires that there may be a small part of the building, towards the frontage (facing Dumbarton Road), which is not within the Council ownership. Searches and discussions are ongoing with potentially interested parties to ascertain the full position and seek a resolution.
- (b) Notwithstanding the above, in any event, the matter would appear unlikely to be able to be progressed further, pending the outcome of current internal investigations into the circumstances of this and other transactions. Due to the nature of the investigations no further comment is presently possible.

- 2.4 Learning Disability Services (LDS) has been tasked with exploring suitable re-provision sites and reporting back to the Auchentoshan Steering Group chaired by Councillor Jonathan McColl.

3. Main Issues

- 3.1 Since the report to Committee on 15 December 2010, LDS have revisited the previous options explored prior to the Committee report of 18 February 2009. It has also taken the opportunity to explore any additional options (listed in paragraph 3.2 below). In particular, the needs of those on the Autistic Spectrum and those with complex disabilities remain the priority for the redevelopment of services.

3.2 Options Explored are listed below

Duntocher Hall, New Street, Duntocher - This building is likely to become available as a result of a review of Council facilities. It is centrally located but has limited capacity and poor disabled access. It is likely that this building would require considerable capital expenditure to provide adequate space and access.

Skypoint Community Centre, Faifley - Learning Disability Services understand that space occupied by the library service within Skypoint is likely to become available. The building has adequate access and good parking. The space available comprises of a single open plan room with a small office. There is a single disabled access toilet in the main building and a further multi-use room on the ground floor.

Following the Council motion, a series of visits have been arranged to provide an opportunity to the carers on the steering group to visit Skypoint. In addition, a professional group, comprising of health and safety, occupational therapy and day service management, has been asked to consider the potential use of the premises.

Clydebank East Community Centre - This is a purpose built community centre with disabled access and adequate parking. It has limited capacity in terms of space but could provide a Clydebank base with a specialist focus in keeping with the current model of outreach service delivery within Learning Disability Services.

Clydebank Shopping Centre - 2 units have become available at Clydebank Shopping Centre. The units are basically shells which would require significant investment to be fitted out to meet requirements. There are also issues regarding access to the building which is on the first floor which would require to be addressed.

Change House Office Building - This is fairly new office accommodation near the entrance to the Golden Jubilee Hospital in Dalmuir. 2 units are available on the first and second floors. Again there is no structure and internal walls and some flooring would need to be erected at significant cost. There is also a children's nursery on the ground floor which can be noisy which may be unsettling for some service users. In addition to this there is one lift which may present some access issues for clients using wheelchairs. Also, the toilet facilities would require considerable upgrading to meet the needs of service users.

Davie Cooper Charity Centre - This is a new development for which planning permission has been granted but there are no timescales for development. The charity supports the development of young disabled children's services with plans for a Day Centre and Respite Centre. The charity's plans make no mention of offering facilities for disabled adults.

- 3.3** Consultation - Throughout the Auchentoshan redesign process, consultation has been recognised as a key feature. The Auchentoshan Steering Group, comprising of Elected Members, Carers, Staff, Service User representation, Trade Unions and Council Officers, continues to meet on a regular basis. Service user consultation is ongoing and is supported by Lomond and Argyll Advocacy Service through the Service User Network (SUN) group. The steering group has met twice this year so far, and continues to explore possible alternative venues in Clydebank. Its last meeting, on 29 March, heard reports on the outcome of officers' investigation of several more options, as described above.

4. People Implications

- 4.1** As outlined in the report to Committee of 15 December 2010, there are no immediate effects on Council employees as a result of delay in reprovision, other than those employees who were previously located within Auchentoshan and who are now currently elsewhere within the Learning Disability service, will remain redeployed.
- 4.2** For service users, the delay encountered as a result of the issues highlighted above will mean they will remain at the current locations for day services.

5. Financial Implications

- 5.1** The delay in reprovision will have no significant effect on the revenue budget for 2011/12.

6. Risk Analysis

- 6.1** As outlined in the report to Committee of 15 December 2010, the service is currently provided within the Dumbarton Centre and at locality services in the Clydebank area. The service users remain settled within these services where their needs are met and therefore any risks are low.
- 6.2** There is a risk of increased anxiety on the part of families and carers as a result of the uncertainty surrounding this project. It is hoped, however, that regular reports to Council, will serve to mitigate this risk and keep all stakeholders informed of progress on the issues involved.

7. Equalities Impact

- 7.1** No significant issues were identified in a screening for potential equality impact of this particular report which is an update report only. Prior to any decision a full EIA will require to be conducted.

8. Conclusions and Recommendations

- 8.1** Learning Disabilities services will continue to explore all available options for service redesign. We will work with colleagues across all Council departments and provide regular reports to Council.
- 8.2** Council is asked to note the contents of this report.

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Chief Executive
Date: 12 April 2011

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Appendix: None

Background Papers: None

Wards Affected: All Wards