

WEST DUNBARTONSHIRE COUNCIL

Report by the Director of the Community Health and Care Partnership

Community Health and Care Partnership: 15 May 2013

Subject: The Modernisation of Council Older People's Care Home and Day Care Provision for West Dunbartonshire

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.

2. Recommendations

2.1 The Committee is recommended to:

2.2 Note that a Project Board and Project Management arrangements have been put in place to provide the necessary governance and oversight of the project;

2.3 Agree that the sites detailed below should now be the subject of wider consultation along with the developing ideas about the design of these new facilities;

2.4 Note that, at this stage, the potential still exists, for greater social and economic gain by developing our care homes alongside other publically funded projects; and

2.5 Agree that further reports will be provided to the Committee on progress through the design, construction and implementation phases of the Project.

3. Background

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

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.

4. Main Issues

4.1 A Project Board, chaired by the Director of the CHCP, has been established together with a Project Team and Project Manager. Governance arrangements and communication and consultation arrangements have been agreed. Among the early considerations for the Board has been the

identification of suitable site(s), the procurement route and development of the design brief.

- 4.3** On site identification, a wide range of sites have been examined. It was 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 and surplus to Council requirements. Consequently we have identified four sites, using a risk based selection criteria, to take forward for further consultation and consideration.

These are:

- The former St Andrews Academy site in Clydebank
- The former St Eunans Primary School site in Clydebank
- The Posties Park site in Dumbarton (to be developed in conjunction with Education Services if this site is confirmed for Our Lady and St Patrick's Academy)
- Crosslet House site in Dumbarton

No detailed site investigations have as yet been carried out, so the prioritisation of these sites is limited to our early considerations which include the two conditions mentioned above and should be considered as provisional and subject to further consultation and confirmation.

Additionally we are continuing to explore the potential for a larger strategic development with other Public Sector organisations with access to land in Clydebank and if the Posties Park site is selected as the preferred site for a Care Home/Day Centre and/ or a Secondary School, serious consideration should be given to appraising the option of including the investment costs of installing a footbridge from the town centre to the Park.

Initial indications from a Planning and Roads perspective in relation to the new high school have indicated that a pedestrian bridge should be installed to reduce significantly the traffic movements to and from the site.

The economic benefits to the town centre could be significant if it could be connected by way of a short walk to the site by way of increased footfall. Environmentally the benefits of encouraging end users of the site to walk to the site through the access in the town centre would be considerable.

The costs and benefits of a foot bridge would need to be investigated and brought back to members if the decision on the location was Posties Park.

- 4.3** The procurement method used for the Project has to be that which represents Best Value, incorporating sustainability, design quality, resident and staff experience and costs over the whole life of the new buildings. Two options were considered for this, either appointing external advisors/contractors

following a traditional tendering exercise or utilising the Council's existing procurement partnership with hub West Scotland (hubCo).

- 4.4 Both options were subjected to an option and risk evaluation and this resulted in an "in principle" decision to procure through hub West Scotland.
- 4.5 Members should note that the contract with hubCo incorporates extensive method statements along with benchmarked cost data and other pricing mechanisms, including market testing, to ensure that value for money is being achieved. Their processes have been carefully developed and underpin a robust partnership approach; including in the widest sense community benefits which are aimed at providing opportunities in the local area (e.g. work placements and apprenticeships).
- 4.6 Procuring through the hubCo route contains sufficient checks and balances, namely Key Stage Validation Reviews, which allow officers to ensure that the Council will achieve value for money by procuring this way. This should also assure the achievement of community benefits, more timely development of the project brief, more cost certainty and transparency whilst achieving a more equitable share of the design and construction risk.

5. People Implications

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

6. Financial Implications

- 6.1 There are no financial implications arising from this report.

7. Risk Analysis

- 7.1 Risks associated with the Project are being actively managed on an ongoing basis and are reported at regular meetings of the Project Board. However it is worth highlighting specific risks associated with this report, as noted hereunder.
- 7.2 Whilst the sites that have been identified and prioritised on the basis of risk and qualitative criteria, there has, at this stage, been no further technical site investigations. Therefore there remains a risk over the final cost of site conditions and remediation.
- 7.3 Risks associated with the general design development and construction aspects of the project will be shared with hub West Scotland as part of their ongoing partnering process.

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 has been drawn up as part of the overall governance arrangements for this project.

We have committed to an ongoing programme of engagement with three principle stakeholder groups:

- Residents/relatives
- Staff
- General public

Over the next few months we will discuss the site options and developing design alternatives with these stakeholders before reporting back to the committee with formal recommendations.

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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Date: 18 April 2013

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Appendices: None

Background Papers: None

Wards Affected: All