

WEST DUNBARTONSHIRE COUNCIL

Report by the Acting Director of Social Work Services

Health Improvement & Social Justice Partnership: 17 May 2006

Subject: Leven Cottage

1. Purpose

- 1.1** To update the Partnership on the closure of Leven Cottage as a residential care home.

2. Background

- 2.1** The Health Improvement and Social Justice Partnership previously agreed the closure of Leven Cottage on 24th August 2006. The closure decision was subject to further consultation and this process of consultation was carried out with residents, carers and staff.
- 2.2** Nine of the eleven residents were placed in other homes.
- 2.3** The two remaining residents did not agree to alternative placements and remained within the unit.
- 2.4** On 12 April 2006 the Social Justice Committee of the Council agreed to dispose of Leven Cottage and approved the sale of the unit and the site to a local housing association – Cordale Housing Association. A copy of the report is attached as Appendix 1.
- 2.5** The date of 12 April 2006 was also the date accepted by the Care Commission for the deregistration of Leven Cottage as a residential care home.
- 2.6** The terms of the sale include an expectation that Cordale Housing Association will develop the site for housing, including 5 very sheltered housing units.
- 2.7** The sale also included the expectation that alternative arrangements for the care and support of the two remaining residents would be agreed between them and Cordale Housing Association and the Council.
- 2.8** As tenants of Cordale Housing Association the older people still living in Leven Cottage can attract benefits to fund housing support services.
- 2.9** The Council has commissioned home care services and installed community alarms and NHS community based nursing staff have agreed to provide key health services. This combination of care and support can allow the two older people to retain their independence within Leven Cottage. These arrangements will be reviewed on a regular basis. It should be noted that the Council is not providing nor funding 24 hour care.

- 2.10** The available resources from Leven Cottage savings can be directed towards the five new beds within the Mount Pleasant home. The closure of Leven Cottage also releases management time to devote to opening up this new resource.

3. Financial Implication

- 3.1** Since November 2005 limited residential staff cover has been needed to care for the two residents. Within two weeks of the de-registration of Leven Cottage residential staffing was ended and replaced by commissioned home care services.
- 3.2** The costs of commissioned home care services will be £32,000 on a full year basis.

4. Personnel Implications

- 4.1** Most of the staff from Leven Cottage have been offered posts in other units; 3 are in supernumery positions, 3 are on long-term sick leave and one member of staff will be relocated under Disability Discrimination Act conditions.

5. Conclusion

- 5.1** Leven Cottage has closed as a residential unit. The two residents who did not accept alternative residential placements are now receiving care and support services which address their needs.
- 5.2** The proposed development will create additional sheltered housing capacity in line with the Partnership's balance of care goals.
- 5.3** Additional capacity of 5 beds in Mount Pleasant care home can be realised.

6. Recommendation

- 6.1** The Partnership is asked to note the report.

William W. Clark
Acting Director of Social Work Services

Person to Contact: William W. Clark, Acting Director of Social Work Services, telephone 01389 737599

Wards Affected: All

WEST DUNBARTONSHIRE COUNCIL

**Joint Report by the Acting Director of Social Work and the Director of
Housing, Regeneration & Environmental Services**

Social Justice Committee: 12 April 2006

**Subject: Request by Cordale Housing Association Ltd to purchase
Leven Cottage, 52 Main Street, Alexandria**

1. Purpose

- 1.1** To advise the Committee of a request from Cordale Housing Association Ltd to purchase Leven Cottage, 52 Main Street, Alexandria from the Council.

2. Background

2.1 Closure of Leven Cottage

- 2.1.1** After consideration by the Health Improvement and Social Justice Partnership (HISJ) on 24 August 2005 and the 23 November 2005 it was agreed that the Leven Cottage residential unit for older people should be closed. The unit is therefore surplus to the requirements of the Department of Social Work Services.

2.2 Deregistration

- 2.2.1** As a local authority residential unit Leven Cottage is subject to regulation by the Care Commission. After consultation with the Care Commission it has been agreed that Leven Cottage will be de-registered as a care home. A suitable date for the deregistration will be agreed with the Care Commission.
- 2.2.2** On 24 February 2006 the Estates Section received a written request from Cordale Housing Association Ltd to purchase Leven Cottage, Alexandria.

3. Main Issues

- 3.1** As part of the development Cordale Housing Association Ltd will include up to 5 sheltered housing units. Increased sheltered housing capacity has been identified as a community care priority for the HISJ Partnership.
- 3.2** The Estates Section have been in discussion with the Director of Cordale Housing Association Ltd and the following terms and conditions have been provisionally agreed:

- a) Sale of Leven Cottage, 52 Main Street, Alexandria to Cordale Housing Association Ltd.
- b) The date of entry shall be 12 May 2006 or earlier if possible.
- c) The price shall be £97,500 (Ninety Seven Thousand, Five Hundred Pounds) which is the open market capital value.
- d) The sale is subject to the occupation of two residents within Leven Cottage.
- e) The sale is not subject to planning permission but the purchaser will conform to the development brief for this property.
- f) The purchaser's agent will be permitted to undertake ground investigation works in April 2006.
- g) The purchaser shall pay the Council's surveyors fee of £500 + VAT.
- h) The purchaser shall pay the Council's legal fees, expenses, outlays and VAT together with stamp duty and registration dues.
- i) The purchaser shall pay for a planning enquiry certificate, if required.

4. Financial Implications

- 4.1** The Council's General Services Capital Account will benefit from a receipt of £97,500.
- 4.2** If the existing residents opt to remain in the accommodation then the Department will meet the costs of their assessed need for care and support. This is likely to cost £20,000 per annum and can be addressed from existing budgets.

5. Recommendations

5.1 It is recommended that:-

- (a) **the Director of Housing, Regeneration and Environmental Services be authorised to sell Leven Cottage, 52 Main Street, Alexandria to Cordale Housing Association Ltd on the terms and conditions stated in paragraph 3.3 of this report; and**
- (b) **the Head of Legal and Administrative Services be authorised to conclude this transaction subject to such legal conditions as are considered appropriate.**

William W Clark
Acting Director of Social Work

David McMillan
Director of Housing, Regeneration
& Environmental Services

Date: 20 March 2006

Background Papers: Estates Section's File

Wards Affected: Ward 17

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