



DERBY CITY COUNCIL

**COUNCIL CABINET
20 FEBRUARY 2007**

Report of the Cabinet Member for Adult
Services

ITEM 12

The modernisation of Learning Disability Day and Residential Services – Humbleton View Day Centre

SUMMARY

- 1.1 On 3 October 2006 Council Cabinet agreed to progress Stage 2 of the Project Plan for Day Services which involved the Project Team:
 - Identifying and costing alternative community day time activities and work based opportunities for people with learning disabilities.
 - Costing improvements to Wetherby Day Centre
 - Assessing people who use Humbleton View and Wetherby Day Centres to look at alternatives to traditional day services.
- 1.2 The purpose of this report is to give feedback on the day service reconfiguration and to request funding to facilitate refurbishment work at the Wetherby Centre.
- 1.3 This report also requests permission to undertake consultation on the closure of Humbleton View Day Centre and permission to undertake further detailed work around the preferred option.
- 1.4 The strategy to modernise Learning Disability Services facilities is dependent on resources being made available for the person.

RECOMMENDATIONS

- 2.1 To approve consultation on the closure of Humbleton View day centre whilst undertaking further detailed work on the preferred option.
- 2.2 To agree to allocate resources from the enhanced repair and maintenance fund for the refurbishment of the Wetherby Centre.

REASON FOR RECOMMENDATIONS

- 3.1 The options appraisal (appendix 2) shows that the closure of Humbleton View and the refurbishment of Wetherby centre is the preferred option if we are to ensure that we continue to meet the needs of vulnerable people and people with complex and high support needs, both now and in the future.
- 3.2 In the report to Cabinet dated 1 August 2006, it was confirmed that Humbleton View was not fit for purpose and had reached the end of its life. With some repair work to the roof it is possible to keep the building open for a further 12 months. However, this work would be an interim measure and Humbleton View will eventually become unusable.
- 3.3 It is necessary to start the refurbishment work at Wetherby and the work required to secure alternative bases as soon as possible if we are to ensure the sustainability of services.



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20 FEBRUARY 2007**

Report of the Corporate Director of Corporate and Adult Social Services

Consultation on the modernisation of Learning Disability Day and Residential Services – Humbleton View Day Centre

SUPPORTING INFORMATION

- 1.1 On 14 March 2006, Council Cabinet agreed to commence consultation with stakeholders on the modernisation of Day and Residential Services for people with learning disabilities.
- 1.2 On 1 August 2006, the findings of the consultation were presented to Council Cabinet along with recommendations that we proceed to Stage 2 of the Project Plan. This involved:
 - Assessing people who use Humbleton View and Wetherby day centres to look at alternatives to traditional day services
 - Identifying and costing alternative community daytime activities including work opportunities
 - Costing improvements to Wetherby Day Centre.
- 1.3 During the consultation period a number of carers voiced their opposition to the proposal to close Humbleton View. An options appraisal has been undertaken which outlines the options and conclusions drawn from it.
- 1.4 The options appraisal details the possibilities which are:
 - Do nothing
 - Support service users to move to Wetherby or into community based centres and close Humbleton View.
 - Rebuild Humbleton View
 - Re-furbish Humbleton View.
- 1.5 The options appraisal considers the costs, quality issues and risks associated with each option (see appendix 2).

- 1.6 Humbleton View has reached the end of its lifespan and is continuing to deteriorate. Good practice indicates that we should meet the Government's recommendations on the Modernisation of Day Services. The Government White Paper Valuing People (2001) recommends the closure of large traditional day centres in preference for smaller, community based services. The Commission for Social Care Inspection have set the modernisation of learning disability services as a key improvement target for the Council to achieve.
- 1.7 In addition, we know that Humbleton View will eventually become unusable and that it is therefore important to start to re-locate services as soon as possible.
- 1.8 We are aware that any work to bring Humbleton View up to standard would require the temporary re-location of service users for between 8-12 months. A significant amount of capital is needed to facilitate the transfer of people with complex and high support needs to the Wetherby Centre. It would not be cost effective to undertake this work for only 8 -12 months. In addition the traditional size and layout of Humbleton View would not change.
- 1.9 In order to transfer people with high support needs and people who need a day centre type setting from Humbleton View to the Wetherby Centre, it will be necessary to undertake alterations to the building as set out in Appendix 3. Estimated cost is £313,000.
- 1.10 A Buildings Condition Survey has been carried out on the Wetherby Centre. This has concluded that providing some maintenance works are carried out, the building can be retained in its current capacity for approximately the next six years. An allowance for this work has been built into the proposed alteration costs.
- 1.11 Property Services currently spend an average of £30,760 per year on the Wetherby Centre for maintenance. This will be reduced if the refurbishment goes ahead.
- 1.12 The alteration work will enable us to continue to use the Wetherby Centre. After six years or so more work will be needed at significant cost. Such work would require lengthy closure of the building but in any event, the location and facilities render the Wetherby Centre as not being fit for purpose. The Centre is therefore, not a suitable long term option.
- 1.13 The conclusion is that we undertake the work at Wetherby and support some people to move to alternative community bases locally, leading to the closure of Humbleton View.
- 1.14 In view of these circumstances it is proposed that we:
- a) Undertake consultation on the closure of Humbleton View
 - b) Commission the required alteration work at Wetherby. Some of this work is needed for Health and Safety reasons and it will facilitate the transfer of people with complex multiple disabilities and some other people whose needs will not be met within a community base.

- c) Secure alternative community based activities for some people with low / moderate needs. We anticipate three such centres would need to be used.
- d) Undertake further detailed work in order to make recommendations on the provision of day services in the future.

OTHER OPTIONS CONSIDERED

2.1 The Options Appraisal details the options considered which are:

- Do nothing
- Rebuild Humbleton View
- Re-furbish Humbleton View
- Support service users to move to alternative locations and close Humbleton View.

For more information contact:
Background papers:

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Appendix 1 - Implications
Appendix 2 – Options Appraisal
Appendix 3 – Wetherby Upgrade costings

IMPLICATIONS

Financial

- 1.1 The preferred option is to close Humbleton View and support service users to move into alternative bases.
- 1.2 £36,000 revenue costs for the hire of 3 community based centres will be met from within existing revenue budgets. These services will commence from January 2008.
- 1.3 £13,000 revenue costs for site security following the closure of Humbleton View will be met from within existing revenue budgets for a calendar year from January 2008.
- 1.4 If Humbleton View remains open, it will be necessary to carry out essential roof, floor, heating, electrical and fire precaution work, plus snow loading, props and window work at an estimated cost of £88,550. This work will not extend the overall life span of the building, as the structure will continue to deteriorate.
- 1.5 Council is hoping to set aside resources within the 2007 / 8 budget to reduce the repair and maintenance backlog affecting the Council's buildings. The proposal is to use these resources to commission the required alterations to Wetherby, some of which have to be carried out for health and safety reasons and others will also facilitate the provision of a service for people with complex high needs.

Legal

- 2.1 The Council has a legal duty to consult on the closure of Humbleton View and to provide facilities for occupational, social, cultural and recreational activities, whether at day centres or elsewhere.

Personnel

- 3.1 As consultation on the proposals progress, and as options are firmed up, there is the potential for a considerable impact on the existing workforce that will require consideration and evaluation.
- 3.2 Considerable time will need to be invested in consultation and negotiation with employees and their representatives to achieve the required changes.

Equalities impact

- 4.1 We need to ensure that we use appropriate methods of communication and that we work in partnership with Advocacy Services to make sure that service users are kept informed and understand the progression of the modernisation programme.

- 4.2 The modernisation programme will focus on providing opportunities for participation in the ordinary life of our community for a vulnerable and marginalised group of people.

Corporate objectives and priorities for change

- 5.1 The modernisation programme supports the Council's objectives of healthy, safe and independent communities and furthers the priority of modernising social care, including adult home care.
- 5.2 In addition, the modernisation programme aims to achieve the best possible services for adults with learning disabilities in Derby City well into the future. The employment initiatives in particular will increase our chances of achieving Beacon Status.

OPTIONS APPRAISAL ON THE PROPOSALS FOR HUMBLETON VIEW DAY CENTRE

Option	Associated Costs/Savings, and Land Values	Quality Issues	Risks	Recommendation
Option 1 Do nothing	£88,550 roof, floor, heating, electrical and fire precaution works. Snow loading, windows and props work.	<ul style="list-style-type: none"> Building has reached the end of its intended life span. It is continuing to deteriorate and is in need of repair work if we are to continue to use the building for longer than 12 months. 	<ul style="list-style-type: none"> Building will need to be closed in the event of a snowfall due to weak roof structures. Interim repair work will not extend the overall life span of the building. Building may become unsafe for occupants Building may need to be closed without notice if Health and Safety risks increase It may not be possible to provide a service in the event of an emergency closure It may be difficult to locate staff and service users in the event of an emergency closure Home situations could breakdown if service is not available. 	<ul style="list-style-type: none"> This option is not recommended. Investing in interim work is not cost effective and would only be a short-term measure. We need to start planning to relocate and develop services elsewhere in a planned and structured way. A combination of the Government's recommendations on the modernisation of day centres and the Health and Safety risks associated with the building indicates that we should start work now to complete this transition as soon a possible.

Option	Associated Costs/Savings, and Land Values	Quality Issues	Risks	Recommendation
		<ul style="list-style-type: none"> It is not possible to guarantee that with repair, the building will become structurally sound over the next 2-5 years. 	<ul style="list-style-type: none"> Capital investment will not ensure that the building can remain open past December 2007, as the overall structure of the building will continue to deteriorate. 	
Option2 Relocate services and close the building.	Revenue costs £13,000 per annum for site security and sewage pump maintenance. Revenue costs £36,000 hire of 3 community centres 5 days a week.	<ul style="list-style-type: none"> It is important that we start to plan alternative services for people if we are to avoid closing the building in an emergency People will move into different environments with staff that they know. Services will become more individualised, community based and located close to where people live 	<ul style="list-style-type: none"> Staff annual leave and sickness can be more difficult to manage in smaller units. 	<ul style="list-style-type: none"> This option is recommended. It is necessary to plan to re-locate services if we are to avoid the risk of Humbleton View needing to close in an emergency.

Option	Associated Costs/Savings, and Land Values	Quality Issues	Risks	Recommendation
	Capital costs £400,000 refurbishment work at Wetherby	<ul style="list-style-type: none"> There will be an opportunity to re-configure transport arrangements We will eventually need to find permanent alternative places for vulnerable people with high support needs because Wetherby is not a viable option in the longer term. 		
Option 3 Re-build day centre on the Humbleton View site	<p>Estimated Capital Cost £2.5m plus inflation.</p> <p>Revenue costs £36,000 per year hire of community centres whilst work is undertaken</p>	<ul style="list-style-type: none"> This is the preferred option of some carers and service users. Would enable the development of a high specification, suitable environment for people with high support needs who require specialist facilities. May need to go down PFI or other loan route. 	<ul style="list-style-type: none"> People will need to be re-located on a temporary basis. Travelling time will increase for some service users. It is not financially viable to continue to run 2 day centres. Site is 'landlocked' so there may be difficulties with access in relation to re-building. 	<ul style="list-style-type: none"> This option is not recommended. <p>Significant capital would be required.</p> <p>The re-provision of a day centre is the preferred option for people with complex and high support needs. Other sites need to be considered. Consolidating the service would reduce service and transport costs, which are currently unsustainable.</p>

Option	Associated Costs/Savings, and Land Values	Quality Issues	Risks	Recommendation
	Capital costs £400,000 refurbishment work at Wetherby to facilitate temporary transfer of people with high support needs	<ul style="list-style-type: none"> Will need to re-locate people for a period of 2-4 years. 	<ul style="list-style-type: none"> Site is located in a residential area so there is little 'passing traffic'. Service will continue to be excluded from the community. Building rental costs from PFI route will be substantial. 	
Option 4 Refurbish Humbleton View Day Centre	Capital Refurbishment cost £1,036,150 Capital costs £400,000 refurbishment work at Wetherby to facilitate temporary transfer of people with high support needs whilst work is undertaken.	<ul style="list-style-type: none"> Traditional style and size of building would not change Site would be closed for at least 8 months and all current services would need to be temporarily relocated to Wetherby and the community centres. 	<ul style="list-style-type: none"> The Government agenda and Valuing People recommend the closure of large traditional day centres, in preference for smaller, community based services. It may be difficult and distressing to relocate people on a temporary basis. 	<ul style="list-style-type: none"> This option is not recommended. Refurbishment of Humbleton View is not a viable option, both in terms of the modernisation programme and the costs involved.

Option	Associated Costs/Savings, and Land Values	Quality Issues	Risks	Recommendation
	Revenue costs £36,000 hire of community centres whilst work is undertaken.	<ul style="list-style-type: none"> Both day centres would continue to run at under capacity. Transport costs will remain high. 	<ul style="list-style-type: none"> Capital is invested in Wetherby when the upgrade work will only be required for 8-12months A service that is not effective will be at risk of closure The service will become too expensive for a relatively small number of people Failure to consolidate services will reduce opportunity to realign and reduce transport costs. 	

**DERBY CITY COUNCIL
CORPORATE AND ADULT SOCIAL SERVICES DEPARTMENT
DESIGN AND PROPERTY MAINTENANCE
ROMAN HOUSE FRIAR GATE DERBY**

WETHERBY CENTRE: PROPOSED ALTERATIONS TO BUILDINGS

Budget Costs	£
Remove small offices and store and make good existing finishes, excluding electrics and heating	9,000
Alterations to form ladies and gents WCs	64,500
Form new changing rooms, disabled WC and alter ladies toilet	62,000
Alterations to existing changing area	86,600
Lobby doors to main workshop area	7,000
Remove canopy to main entrance	6,000
Form entrance turning for buses	15,000
Internal decorations	5,000
Fire precaution work	7,000
Contingency	10,000
	272,100
Fees 15%	40,815
Total	312,915