

Southend-on-Sea Borough Council
Report of Corporate Director for People
to
Cabinet
on
20th January 2015

Report prepared by:
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Future Development for Viking Day Opportunities

**People Scrutiny Committee - Councillor David Norman, Executive Councillor Adult
Social Care, Health & Housing**

Part 1 Public Agenda item

1. Purpose of Report

To provide a further update on the preferred option for the future new build and location for Viking Day Opportunities.

2. Recommendations

- 2.1 That Option 1, namely the construction of a new Learning Disabilities Day Centre and a new Dementia, frail and elderly care home on the Priory House/School site, be the preferred option, thereby releasing the Avro and Delaware House sites to the surplus assets pool for redevelopment / sale.
- 2.2 That a detailed feasibility study including design and cost information be commissioned funded from the Business Transformation Reserve.
- 2.3 That the preferred option be worked up in detail and submitted for planning approval and if permission is granted then it be implemented, subject to the cost plan demonstrating that the project (including site preparation) can be fully delivered within the agreed budget.
- 2.4 That the information set out in the Supporting Evidence for the New Viking Service **Appendix 1** be duly noted and taken into account when making a decision as to the future site for the new location for Viking day opportunities.
- 2.5 That the information set out in the High Level Options Assessment on all considered locations **Appendix 2** be duly noted and taken into account when making a decision as to the future for the new location for Viking Day Opportunities.

3. Background

- 3.1 In recent years significant changes driven by the National Social Care Transformation Programme and other key drivers such as 'Putting People First' and 'Valuing People Now', with the promotion of independence, choice and control are at the heart of current and future services for adults with disabilities.

As a consequence we have reviewed all Local Authority Learning Disability Day Services in Southend to identify what, if any, changes may be required to ensure that service users have a genuine ability to exercise more choice and control.

- 3.2 Southend on Sea Borough Council directly provides two day services for adults with a Learning Disability; Project 49 and Viking.

Project 49 based at Alexandra Street (with satellite services at Ambleside and St James) provides support to 143 service users five days a week. The service supports people with a range of needs but is primarily aimed at those people seeking to develop independent living skills.

Viking Day Opportunities provides 34 places over five days and supports some of our most vulnerable service users with profound and multiple learning disabilities.

- 3.3 The promotion of direct payments and self-directed support is driving change with service users increasingly choosing who provides their services and how they are supported. This means that increasing numbers of younger people are choosing to be supported outside of traditional day services. However there is still a clear demand for people with profound and multiple learning disabilities to access day opportunities that we provide at Viking. In addition to this we have many people coming up through transition in future years. We also continue to have interest from Essex County Council for placements. All of this needs consideration for future planning.

- 3.4 On the 18th March 2014 the Outcome of the Formal Consultation on the Proposals for the Future Provision of In House Day Services for People with Learning Disabilities was presented to Cabinet set out in **Appendix 3**.

Cabinet agreed the following minute 862 refers:

- 1. That the response from the public consultation as detailed in appendix 1 to the submitted report be noted.*
- 2. That 49 Alexandra Street and the two satellite units (Ambleside and St. James) be designated as the permanent sites for service provision for the Avro service users and that the Avro service ceases to operate from its current site.*

3. *That the building work at 49 Alexandra Street be commissioned and funded from the Capital Capacity Grant.*
4. *That once all service users have transferred to Project 49 and settled in, plans are put in place to discontinue the use of the existing Avro building.*
5. *That in the short term, no change is made to the service provision at Viking. Options should be explored for relocation to a new building and proposals brought to Cabinet in due course.*
6. *That, where there is any impact on staff, the Council's Human Resources process will be followed.*
7. *That the proposed final savings and capital investment as part of the Council's budget process for 2014/15, be noted.*

3.5 In August 2014, a Project Board was set up to look at alternative accommodation options for Viking as per minute 862(5).

Terms of Reference were developed see **Appendix 4**

The Project Board has explored the following options:

1. Remodelling of the existing building until a permanent solution is identified.
2. Develop a new building for Viking on the existing Avro Road site.
3. Develop a new build or conversion on the most appropriate site in town if feasible.

Several sites were identified and reviewed and to aid the decision making of Cabinet, the sites considered are highlighted in **Appendix 2** which is a high level options assessment for each site.

Some options are deliverable in the short term (1-3 years) and others in the longer term (3 years+).

3.6 Options

Short Term

- Avro / Viking
- Marigold Centre
- North Road Car Park
- Southchurch Business Park
- Westcliff Centre
- York Road Car Park

Long Term

- Priory House/school
- Queensway
- Heath & Carby site

In addition to this some supporting evidence has been prepared setting out the aspiration for a future new service and this is included in **Appendix 1**.

The design and requirements of a new service were developed out of the consultation that was previously held with service users, advocates, relatives and other professionals.

- 3.7 Following initial assessment the following three options were identified and the recommendation of the Board is that Option 1 is the preferred option:

Option 1

The construction of a new Learning Disabilities Day Centre and a new Dementia, frail and elderly care home on the Priory House/School site.

- This would release the Avro and Delaware House sites to the surplus assets pool for redevelopment / sale.
- This would provide economies of scale.
- Centrally located and easily accessible.

Option 2

The construction of a new Learning Disabilities Day Centre and a new Dementia, frail and elderly care home on the Avro / Viking site.

- This would optimise the use of the Avro site and release the Priory House and Delaware House sites to the surplus assets pool for redevelopment / sale.
- The transition of the Viking centre to a new facility on site could be phased and managed although this may extend the overall programme.
- Not such a central position so poorer accessibility.

Option 3

The construction of a new 60 bed Dementia, frail, elderly care home on the Priory House site and a new Learning Disabilities Day Centre on part of the Avro site.

- This would release the Delaware House site and part of the Avro Site to the surplus assets pool for redevelopment / sale.
- Would not achieve efficiency of one site.

Note: Re-provision at Delaware House is not factored in because the location is not suitably accessible for Learning Disabilities Day Care Services and the site has good potential for wider redevelopment incorporating the Thorpedene Complex in due course.

4 Other Options

To retain and improve modestly the current building which will provide a short to medium term solution but this will not use the land efficiently or provide a good quality building for the needs of the service.

5. Reasons for Recommendation

In making its recommendations the Project Board has taken into consideration the views of service users, staff, advocates and carers whilst recommending a strategy to provide modern, good quality premises to support people with Learning Disabilities.

Now that Project 49 has formally moved to its new site in the centre of town at Alexandra Street, the Avro building is surplus to requirements. The current Viking Centre is no longer fit for purpose in the medium to long term due to its restrictive size and ageing facilities with limited opportunity for reconfiguration.

A Condition survey has been completed which concludes that the building is safe to use in its current state, however a structural report on the roof of Viking recommends an annual monitoring inspection.

Combining the development of a new Viking facility with the proposed new care home for older people gives opportunities for economies of scale and better use of resources.

The acceptance of these recommendations will improve the quality of support provided and bring it in line with best practice.

These recommendations also take into account the future needs of People with Learning Disabilities and the emerging patterns of choice and independence.

6. Corporate Implications

6.1 Contribution to Council's Vision & Corporate Priorities

Clean, Healthy, Prosperous, Excellent

The aim of this report and recommendations is to provide sustainable, high quality, value for money, Day Opportunities service for people with Learning Disabilities in Southend.

6.2 Financial Implications

As part of the Capital Programme proposals for 2014/15 to 2017/18, £2m has been identified for the Viking re-development.

6.3 Legal Implications

None known

6.4 People Implications

Where and if required, Council HR processes will be followed.

6.5 Property Implications

The property implications are set out in this report. The Asset Management and Property and Regeneration teams have been involved in developing options and advising generally on property issues as part of the project team.

The ability to minimise disruption to service users by redeveloping on the existing site whilst also releasing surplus land for development provides a very good option and with no additional land acquisition required, will deliver a more cost effective development opportunity. There is also an ability to engage service users and staff in a new development and for them to watch the development progress to assist with any transitional issues.

There are a number of possible opportunities for the residual land at the Avro site which will need to be carefully explored but need not prevent an early decision on the preferred site.

The property reviews have been undertaken at a high level and once a site is approved in principle, the detailed design and feasibility work can be undertaken to ensure the project can be delivered within the allocated budget.

6.6 Consultation

The Consultation process ran from 21st October 2013 to 12th January 2014. There was a good level of involvement in the Consultation process as set out in the report in **Appendix 3**. However if the recommendations are agreed, further involvement in the planning and outcomes for this project will be essential to ensure engagement with service users, staff, advocates and family carers.

6.7 Equalities and Diversity Implications

These proposals represent a positive impact on people with learning disabilities in Southend; there are no adverse impacts to note.

The existing building presents a number of challenges for the operational staff and a new facility will address these to provide a significantly improved, modern environment with improved accessibility for users and carers. At the most basic level, the current bathrooms only allow access to one side of the lavatories and clients need to be physically lifted or hoisted several times each day. A modern environment would allow carers to access both sides of the facilities to greatly improve handling techniques with improved outcomes for clients and staff.

6.8 Risk Assessment

If the proposal and recommendations are agreed then the Viking Project Board will continue to the next stage and invite all other parties needed to ensure there is a clear project and action plan seeing this project through to implementation. This would also entail a detailed Risk Assessment Plan.

6.9 Value for Money

Any contracts will be let in accordance with the Council's contract procedure rules to ensure value for money is delivered.

6.10 Community Safety Implications

N/A

6.11 Environmental Impact

Please refer to **Appendix 2**.

7. Background Papers

None

8. Appendices

Appendix 1 - Supporting Evidence for New Viking Service.

Appendix 2 - Option Assessments on all areas considered.

Appendix 3 - Outcome of the Formal Consultation on the Proposals for the Future Provision of In House Day Services for People with Learning Disabilities was presented.

Appendix 3a - Summary and Analysis of the finding from the Consultation

Appendix 4 - Terms of Reference Viking Project Board.