

**REPORT TO: HEALTH AND SOCIAL CARE SERVICES COMMITTEE ON  
6 AUGUST 2008**

**SUBJECT: CAPITAL FUNDING FOR LEARNING DISABILITY  
ACCOMMODATION**

**BY: DIRECTOR OF COMMUNITY SERVICES**

**1. REASON FOR REPORT**

- 1.1 To seek Committee authorisation for the use of capital funding, provisionally approved by full Council on the 14 May 2008 (para 17 of the Minute refers), to complete the alterations required in two learning disability services to meet Care Commission and Health and Safety standards.
- 1.2 This report is submitted to Committee in terms of the Council's Administrative Scheme relating to exercising the functions of the Council as Social Work Authority under the Social Work (Scotland) Act 1968.

**2. RECOMMENDATION**

- 2.1 **It is recommended that Committee approve the use of Capital funding in 2008/09, for the completion of works at Murray Street Respite/Training Flat (£60,000) and Maybank Residential Service (£380,000.)**

**3. BACKGROUND**

- 3.1 **The Murray Street Respite/Training Flat** was developed in 2006 to provide a domestic style of accommodation to enable adults with learning disabilities to develop skills in independent living prior to moving to their own accommodation. This service is a successful and valuable resource.
- 3.2 After being in operation for some time, following lengthy discussions, the Care Commission stated that the property had to be registered as a residential care home.
- 3.3 Property Services have undertaken an assessment of the property and have recommended that work to an approximate value of £60,000 is carried out to ensure the building meets the required standards. The main cost is associated with the installation of a sprinkler system.
- 3.4 In addition to the Care Commission requirements, it has also been recommended that the boiler be replaced in order to meet current building standards.
- 3.5 **The Maybank Residential Care Service** is a new service, which was approved for development by Education & Social Services Committee on 3 October 2007, referred to Policy Committee on 24 October 2007 (paras 26 and 39 apply). The project was estimated at £655,000 and included the

purchase of the building and the cost of adapting it to fit the needs of the service.

- 3.6 The capital cost of developing this service formed part of the planned use of a grant of £1.1 million from the Scottish Government for projects which would deliver efficiency savings. The actual expenditure for the Maybank Project in 2007/08 was £376,000, leaving an underspend balance of £279,000 at 31 March 2008. Due to uncertainty about the position regarding the ability to use any underspend of the grant; an additional amount of £380,000 to cover the estimated remaining cost of the project was included in the Capital Plan for 2008/09.
- 3.7 The use of the underspent balance carried forward will be the subject of a future report to Policy and Resources Committee.
- 3.8 The initial tender value of the alterations required to the building was estimated by the Quantity Surveyor as £250,100. Following the actual tender process, the full cost is now estimated to be £341,000 mainly due to unforeseen costs, such as the replacement of the heating system.

#### 4. **SUMMARY OF IMPLICATIONS**

- (a) **Corporate Development Plan/Community Plan/Service Improvement Plan** - the recommendations in this report will meet the Social Programme of the Corporate Development Plan in meeting the requirement of external regulation and inspection agencies.
- (b) **Policy and Legal** - Should the alterations not be carried out, the Murray Street flat would be closed and the Maybank service would not be able to open with a significant impact on the service.
- (c) **Resources** (Financial, Risks, Staffing and Property) – The financial implications have been detailed in the body of this report. Actual costs for the project at Murray Street will be confirmed to Committee following the tender process. The additional revenue implications for both of these projects have been provided for within the current Financial Plan.
- (d) **Consultations** - Consultation has taken place with Head of Community Care, Property Manager and the Head of Financial Services.

**5. CONCLUSION**

- 5.1 Building work must be undertaken within two Learning Disability Residential Services to meet Care Commission and Health and Safety Standards. Failure to do so would result in the services being closed. It is therefore recommended that Committee approve the use of provisionally allocated Capital funding to allow this work to be undertaken.**

Author of Report: Anne Slee

Background Papers:

Ref: