REPORT TO: HEALTH AND SOCIAL CARE SERVICES COMMITTEE ON 18 MARCH 2015

SUBJECT: JUBILEE COTTAGES PROJECT, VICTORIA ROAD, ELGIN

BY: CORPORATE DIRECTOR (EDUCATION AND SOCIAL CARE)

1. REASON FOR REPORT

1.1 This report provides information to Committee on the potential future use of the Jubilee Cottages in Elgin.

1.2 This report is submitted to Committee in terms of Section III (D) (3) of the Council's Scheme of Administration relating to the functions of the Council under the National Health Service (Scotland) Act 1947 and the National Health Service and Community Care Act 1990.

2. RECOMMENDATION

2.1 It is recommended that Committee:

(i) agree in principle to the Community Care Service entering a contract to occupy Jubilee Cottages for the provision of a reablement service for the elderly;

(ii) authorise officers to seek agreement in principle for a contract to occupy from the Policy and Resources Committee; and

(iii) agree that if in principle agreement is forthcoming from both Committees then a further report comes back to this Committee detailing costs of the proposal including, feasibility works, staffing, rental, council tax, repairs and ongoing maintenance.

3. BACKGROUND

3.1 The Moray Council as successors of the Elgin Town Council are trustees of the eight cottages known as Jubilee Cottages at Victoria Road, Elgin. In terms of Section (III) (A) (20) of the Scheme of Administration the Policy and Resources Committee are responsible for the management of the cottages.

3.2 Jubilee Cottages were built in 1897 to establish a memorial to the Diamond Jubilee year of the reign of Queen Victoria. The Cottages are a public trust and in terms of the Trust Deed the Cottages are to be used “for poor people of
respectable character who are unable otherwise to provide comfortable homes of a similar class for themselves”. The Jubilee Cottages are registered with the Office of the Scottish Charity Regulator (OSCR).

3.3 The Trust assets consist of the Cottages with an approximate desktop valuation of £610,000. 6 of the cottages are vacant and 2 are occupied by tenants. The vacant Cottages pay a total of £10,723.50 in council tax per annum (figures for 1 April 2015) which is charged to the Trust Fund.

3.4 Jubilee Cottages each have a living room, bedroom and a small kitchen and bathroom. The size and layout means that the cottages do not compare favourably to the modern design standard associated with an elderly client group.

3.5 The cottages are Grade C listed and would require listed building consent for alteration.

3.6 The cottages required repairs after the 2002 Flood and have double glazing, central heating and reasonably modern kitchens and bathrooms. Due to vacancy and the passage of time they are only in fair decorative order.

3.7 Policy and Resources Committee agreed at their meeting on 18 March 2014 that officers report back to Committee with detailed proposals on transferring the cottages from Public Trust back into Council ownership (para 21 of the minute refers). Before this work was started the Head of Community Care asked whether the cottages could be used by Community Care for reablement as detailed in section 4 of this report.

3.8 This report represents the work of the Community Care Service in making an alternative proposal for future use of the cottages.

4. THE PROPOSAL

4.1 Community Care enters an agreement with the Trustees to take over use of the 6 vacant cottages to provide a reablement service for elderly clients. This agreement shall deal with internal financial matters including rent, repair and maintenance of the cottages.

4.2 The aim of the proposal is to provide rehabilitation through the use of specific activities in order to help individuals reach their maximum level of function and independence in all aspects of daily living.

4.3 Reablement either prevents the need for hospital admission or post-hospital transfer to long term care, or appropriately reduces the level of ongoing home care support required and associated costs. (College of Occupational Therapy COT 2011). These goals are achieved by:

- Assessment of individual physical and psychological abilities and needs.
• Each individual attending Victoria Cottages will be assessed on a one to one basis. This assessment includes such aspects as the physical limitations of old age, social isolation and plans to re-engage independently at home.

• These are achieved by a plan of intervention aimed at improving their ability to cope with daily living and social situations.

4.4 Implementation of programme:

• Selection of suitable equipment and materials for intervention.
• Encouraging the client/patient in the activities selected for intervention, constant support, stimulation and instruction needs to be given when the individual is learning new skills or re-learning old skills.
• A major part of the qualified staff’s role is working alongside the individual providing this encouragement and grading the activity accordingly.
• Evaluating and measuring the individual’s response and effect of the intervention using Occupational Therapy (OT) standardised assessments.
• Liaising with other members of the team to ensure good communication and co-operation throughout the programme.

4.5 Clear admission criteria to be developed.

4.6 Clients would be assessed and agree to a programme of rehabilitation to enable them to re-engage in their communities.

4.7 Each client would have a series of achievable agreed goals. On average each client would have six weeks intensive input to achieve these goals.

4.8 The unit would be run by qualified OTs and Social Workers and will be used to speed up discharge from hospital, prevent hospital admissions.

4.9 Community Care staff will identify clients in the community that would benefit from attendance and participation in activities of daily living, residency at the cottages is not a pre-requisite.

4.10 The individual’s assigned home carers would be encouraged to visit the unit prior to clients being discharged to observe what the clients can/cannot do independently and the realistic timescales involved in achieving each tasks.

4.11 An initial intensive period of support prevents dependency developing.

4.12 Twenty four hour support would ensure a full assessment of clients’ strengths and deficits and allay fears about safety from relatives and carers.

4.13 The advantages of this proposal are that clients would be living in a domestic setting and encouraged to be as independent as possible in a wide range of
tasks. These tasks may include personal care, dressing, cooking, basic housekeeping and gardening.

4.14 Clients would be expected to join in group work such as lunch and tea groups and on discharge from the unit would be encouraged to join other community groups such as Men’s Shed and BALL (Be Active Life Long) groups in their area. Participatory work encourages individuals to support one another. Casserole Club encourages residents to cook for each other and share meals etc as well as re-abling cooking skills encourages independence and co-dependence once re-established in own community.

4.15 A Dementia friendship community will be developed using Telecare community involvement. This would facilitate earlier detection and intervention.

4.16 Outcomes/benefits would include better cost efficient ways of managing an increasingly ageing population. Enhancing confidence and skills to carry out activities and thus allow continued ability to live at home.

4.17 In order for community care to take this project forward, further investigations will require to be undertaken in terms of how much the properties will cost to become habitable and the future maintenance of them. The council tax for these properties would be met by community care and it would be hoped that the Trust will allow a rent free period while these properties are being utilised for the above. Any adaptations including equipment and telecare required to meets the needs of the users will be met by the OT service and Moray Lifeline.

5. SUMMARY OF IMPLICATIONS

(a) Moray 2023 A Plan for the Future/ Service Plan
   (i) National Outcome 15 – our public services are high quality, continually improving, efficient and responsive to local people’s needs;
   (ii) Service Priority 3.5 – Improving Workforce, Standards and Infrastructure;
   (iii) Service Priority 4.1 – Improving key delivery processes and
   (iv) Service Priority 4.5 – Increase our capacity for self-evaluation

(b) Policy and Legal
This report should be considered in accordance with the statutory duties contained under section 12A of the Social Work (Scotland) Act 1968.

This report deals with The Moray Council’s legal duties as Trustees. The Trustees have full responsibility for the management of the public trust with reference to the trust purposes contained in the trust deed.

The Trust requires that Jubilee Cottages are occupied by poor elderly individuals. The Trustees are obliged to maintain and repair the
properties. Any deviation from the purposes would constitute a breach of trust or require reorganisation of the trust.

If the proposal progresses Legal Services will be required to represent the interests of both Community Care and the Trustees and advise on what type of agreement between the parties is most appropriate.

(c) **Financial implications**
There are no direct financial implications arising from this report. If the project is approved to go ahead then there will be financial implications, which will be brought back to Committee with all details of costs.

(d) **Risk Implications**
The main trust purpose is that the cottages are used “for poor people of respectable character who are unable otherwise to provide comfortable homes of a similar class for themselves”. The proposed use should be tailored to fit as closely as possible with this purpose to avoid challenge. This risk could be mitigated by advertisement and consultation.

(e) **Staffing Implications**
The project will require to be staffed to an adequate level and again will be met as detailed in the financial implications.

(f) **Property**
The ongoing maintenance costs associated with this project will be met by community care. Repairs and maintenance will be undertaken by Building Services (DLO) as the main contractor.

(g) **Equalities**
An equality impact assessment will be carried out as part of the development.

(h) **Consultations**
Head of Community Care; AHP Lead Moray; Chief Officer, Moray Community Health & Social Care Partnership; Service Manager (Assessment & Care); Provider Services Manager; Paul Nevin, Senior Solicitor, Property & Contracts; Head of Housing & Property; Deborah O’Shea, Principal Accountant; NHS Business Manager; Telehealthcare Manager; Caroline Howie, Committee Services Officer; Equal Opportunities Officer have been consulted and are in agreement with the section of this report relating to their areas of responsibility.

6. **CONCLUSION**

6.1 This facility would provide a unique opportunity in Moray for the public and employees to work in a truly integrated, person centred, outcome based environment.
Author of Report: Lesley Attridge
Background Papers: There are no background papers
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