

**EXECUTIVE SUB-COMMITTEE FOR PROPERTY**

<b>Report title</b>	Review of Preventative Services	
<b>Executive Member*</b>	Cllr Julia Rostron: Executive Member for Adult Social Care and Public Health	
<b>Chief Executive or Director</b>	Erik Scollay: Director of Adult Social Care and Health Integration	
<b>Date</b>	16 May 2018	
<b>Purpose of the report</b>	Set out the future strategy with regard to the provision of preventative services by Adult Social Care in line with the requirements of the Care Act 2014.	
<b>Summary of the report</b>	The bringing together of a range of preventative services in order to ensure a comprehensive offer to the people of Middlesbrough and eliminate inefficiencies in the current system of service provision.	
<b>If this is a key decision, which key decision test applies?*</b>	Over the financial threshold (£150,000)	X
	Amends the Council's policy framework	
	Affects two or more wards	
	Non-key	
<b>For the purposes of scrutiny call in procedure this report is*</b>	Exempt under s.12a Local Government Act 1972	
	Urgent	
	Non-urgent	X
<b>If this is a confidential report, which category of exemption(s) from the Schedule 12a of the Local Government Act 1972 applies?</b>		
<b>Decision(s) asked for</b>	That Executive approves the purchase of Phoenix Lodge, located on Marton Road, Middlesbrough and its subsequent refurbishment in order to provide a base for Adult Social Care preventative services.	
<b>Impact of decision(s)</b>	The decision will impact on 87 staff currently employed across preventative services who will be relocated to the new base. It will also impact positively on the quality of preventative services provided to the people of Middlesbrough	

### **What is the purpose of this report?**

1. To set out the future strategy for the provision of preventative services and seek approval to purchase and refurbish Phoenix Lodge, Marton Road, Middlesbrough in order to provide a centrally located base for these services.

### **Why is this report necessary?**

2. The report describes the range of preventative services provided by Adult Social Care in line with the provisions of the Care Act 2014 and outlines the benefits of bringing together these services. The proposal will also mitigate the impact of the proposed review of Intermediate Care and Reablement Services resulting in the closure of Middlesbrough Intermediate Care Centre and the impact of the sale of Vancouver House on the existing Independent Living Centre.
3. In order for this process to commence approval to purchase Phoenix Lodge is required from the executive sub-committee for Property.

### **What decision(s) are being asked for?**

4. That Executive approves the future strategy for the provision of preventative services as outlined in paragraph 1 and authorises the Director of Adult Social Care and Health Integration to proceed with the purchase of Phoenix Lodge, Marton Road, Middlesbrough.

### **Why is this being recommended?**

5. A range of preventative services are provided by Adult Social Care, these services are inter-related and in some cases inter-dependent, these services are however dispersed around the town and as a result any synergies or potential efficiencies cannot be realised.
6. The services involved are as follows:
  - Connect Contact Centre
  - Connect Response Service (Emergency Response Service)
  - Middlesbrough Mobile Adapt and Mend Service (Handyman Service)
  - Reablement Team (Community Rehabilitation)
  - Reablement Screening (Occupational Therapist)
  - Staying Put Agency (The Council's Home Improvement Agency)
  - Telecare Service (Assistive Technology to promote independence)
  - Independent Living Centre (Demonstration of equipment & Clinics)
  - Social Work support to Intermediate Care and Reablement
7. Currently the Connect Contact Centre, Connect Response Centre, Middlesbrough Mobile Adapt and Mend Service and the Reablement Team are based at Middlesbrough Intermediate Care Centre. A review of Intermediate Care and Reablement is currently underway and this has highlighted that the building is not fit for purpose, significant capital investment in excess of £1 million would be required to address this, therefore the recommendation is to close the building which could potentially generate a capital receipt resulting from the sale of the site.

8. Reablement screening is currently undertaken at the Single Point of Access at Daisy Lane. As a result, this is detached from the Reablement Team, creating obstacles to communication and presenting difficulties and delays when packages are reviewed. Bringing these services together would streamline the service and improve service delivery.
9. The Staying Put Agency which is currently located in the Civic Centre, has recently been reviewed, incorporating the Telecare Service, which is also based in the Civic Centre into the Agency. The Agency undertakes major property adaptations through the Disabled Facilities Grant, while Middlesbrough Adapt and Mend Service undertakes minor property adaptations and repairs to promote independence. The Staying Put Agency and Middlesbrough Adapt and Mend Service are inter-related and bringing them together would streamline the property adaptation service and potentially create efficiencies in due course. The review has aligned funding streams to the service and created efficiencies in the region of £80k related to the administration element the service.
10. The Telecare Service provides and installs assistive technology in the community, while the Connect Contact Centre receives alarms generated by the assistive technology. The Connect Response service then, where required provides a response service to ensure that the person to whom the alarm relates is supported appropriately. These services are inter-dependent and bringing them together would create significant benefits for the service and potential efficiencies.
11. The Independent Living Centre is currently situated below Vancouver House, recently sold by Middlesbrough Council, and as a result faces notice to vacate the premises in due course or at the very least, a rental charge for the area occupied. This service has a significant link to all of the above services, in that it provides a focus for the demonstration of equipment including telecare and assessment centre. Sensory Loss equipment is also provided from the centre.
12. The social work element to support the intermediate care and reablement service is currently located in the Social Work Team at James Cook University Hospital and as such is detached. The Phoenix Lodge location, which is opposite James Cook University Hospital, would allow relationships with the hospital and discharge facilitation to be maintained while also creating opportunities for partnership working with the hospital and Community Nursing Services, fulfilling the integration requirements of the Care Act 2014.
13. A comprehensive feasibility study has been undertaken by Architects, including a site condition survey. This has confirmed that all of the described services could be relocated the Phoenix Lodge.

#### **Other potential decisions and why these have not been recommended**

##### 14. Option 1 - Do Nothing/Status Quo

To do nothing would result in Middlesbrough Intermediate Care Centre requiring significant capital resource to refurbish the building, this would eliminate the potential capital receipt for the building and also expose the Independent Living Centre to eviction or rental charges for the current premises and remove the potential for synergies and efficiencies in the services involved.

15. Option 2 - Find alternative accommodation to relocate the services involved.

This is an unlikely option as any alternative location would not provide the integration/partnership working opportunities described at paragraph 11 above.

### **Impact(s) of recommended decision(s)**

16. The alignment of preventative services within Adult Social Care will create natural efficiencies and also create a positive impact for both the Council and residents of Middlesbrough as services will be more accessible which will include:

- a. Supporting people to lead their lives as independently as possible by making sound and realistic choices but not at any cost.
- b. Developing resilience and promoting individual strengths not only for existing customers but as a preventative measure for residents of Middlesbrough.
- c. Preventing residents from becoming dependent on public services by moving support to focus on early prevention (wherever possible).
- d. Developing services for Middlesbrough residents by working with our partners, communities and other stakeholders.
- e. Helping citizens to seek their own solutions through informed decision making through support and advice to all residents and develop a culture of self-help.
- f. Meet statutory requirements, including the Care Act 2014 and local political priorities.

### **Legal**

17. There are no legal implications resulting from the proposals in this report.

### **Financial**

18. Through Valuation and Estates an offer of £350k has been made to Care UK to purchase the Phoenix Lodge building. This represents the estimated current value of the building and would be funded through the capital programme, as would the subsequent refurbishment of the building. The building would then become a valuable asset for Middlesbrough Council.

19. £1,050,000 is set aside within the capital programme for the purchase and refurbishment of Phoenix Lodge. Ongoing revenue costs will transfer to Phoenix Lodge with the services that are being relocated.

20. Together with the recommendations from the Review of Intermediate Care and Reablement, the proposals in this report would create an opportunity to consider alternative uses for the Middlesbrough Intermediate Care Centre and the surrounding site.

### **The Mayor's Vision for Middlesbrough**

21. The Mayor's vision for a safer and fairer Middlesbrough states that we will work with local communities and partners to better integrate local health and social care services to help local people live longer and healthier lives and ensure that that's all of our

vulnerable adults are safeguarded and supported to live independent lives for as long as possible. Combining our preventative services is key to achieving these visions.

## **Policy Framework**

22. The future strategy for the provision of preventative services aligns with Adult Social Care 18/19 Strategic Priorities. This includes our continued work with partner organisations and aligning services where this will achieve better health and wellbeing for our citizens and to facilitate a market of good quality services that can be used by everyone.

## **Wards**

23. Phoenix Lodge is located in Longlands and Beechfield Ward, however all services are provided to residents of all wards of Middlesbrough.

## **Equality and Diversity**

24. Stage 1 Equality Impact Assessment (attached) has been completed and confirms that there will be no negative impact on the protected groups.

## **Risk**

25. Currently services are provided in isolation of each other and the proposals within this report eliminate silo working and remove the risk of duplication and ensure that the people of Middlesbrough receive an appropriate response to their needs.

## **Actions to be taken to implement the decision(s)**

26. Following approval, a project plan will be implemented to progress with the purchase and refurbishment of the building in partnership with Valuation & Estates and Architects.

## **Appendices**

27. There are no appendices to the report.

## **Background papers**

<b>Body</b>	<b>Report title</b>	<b>Date</b>
Middlesbrough Council Design Services	Phoenix Lodge Office Conversion Feasibility Study	January 2018