

EXECUTIVE SUB-COMMITTEE FOR PROPERTY

A meeting of the Executive Sub-Committee for Property was held on 16 May 2018.

PRESENT: Councillors N J Walker (In the Chair) J Brunton Dobson, M Carr, D Rooney, J Rostron and L Young

OFFICIALS: T Boyd and S Blood

APOLOGIES FOR ABSENCE: Councillor C M Rooney, Councillor M Thompson

DECLARATIONS OF INTERESTS

There were no Declarations of Interest.

17/25 APPOINTMENT OF CHAIR

In the absence of the Chair, nominations were sought for a chair for the meeting.

Agreed: Councillor NJ Walker was appointed Chair for the meeting.

17/26 MINUTES OF THE EXECUTIVE SUB-COMMITTEE FOR PROPERTY MEETING HELD ON 20 APRIL 2018

The minutes of the Executive Sub-Committee for Property meeting held on 20 April 2018 were submitted and approved as a correct record.

17/27 REVIEW OF PREVENTATIVE SERVICES

The Executive Member for Adult Social Care and Public Health and the Director of Adult Social Care and Health Integration submitted a report, the purpose of which was to 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.

The submitted report described the range of preventative services provided by Adult Social Care in line with the provisions of the Care Act 2014; these services were inter-related and in some cases inter-dependent. However, these services were dispersed around the town and as a result any synergies or potential efficiencies could not be realised. The report outlined the benefits of bringing these services together. The proposal would 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.

Currently the Connect Contact Centre, Connect Response Centre, Middlesbrough Mobile Adapt and Mend Service and the Reablement Team were based at Middlesbrough Intermediate Care Centre. A review of Intermediate Care and Reablement was currently underway and this had highlighted that the building was not fit for purpose, significant capital investment in excess of £1 million would be required to address this, therefore the recommendation was to close the building which could potentially generate a capital receipt resulting from the sale of the site.

Reablement screening was currently undertaken at the Single Point of Access at Daisy Lane. As a result, this was detached from the Reablement Team, creating obstacles to communication and presenting difficulties and delays when packages were reviewed. Bringing these services together would streamline the service and improve service delivery.

The Staying Put Agency, which was currently located in the Civic Centre, had recently been reviewed, incorporating the Telecare Service, which was also based in the Civic Centre, into

the Agency. The Agency undertook major property adaptations through the Disabled Facilities Grant, while Middlesbrough Adapt and Mend Service undertook minor property adaptations and repairs to promote independence. The Staying Put Agency and Middlesbrough Adapt and Mend Service were inter-related, and bringing them together would streamline the property adaptation service and potentially create efficiencies in due course. The review had aligned funding streams to the service and created efficiencies in the region of £80k, related to the administration element the service.

The Telecare Service provided and installed assistive technology in the community, while the Connect Contact Centre received alarms generated by the assistive technology. The Connect Response service then, where required, provided a response service to ensure that the person to whom the alarm related was supported appropriately. These services were inter-dependent and bringing them together would create significant benefits for the service and potential efficiencies.

The Independent Living Centre was currently situated below Vancouver House, recently sold by Middlesbrough Council, and as a result faced notice to vacate the premises in due course or at the very least, a rental charge for the area occupied. This service had a significant link to all of the above services, in that it provided a focus for the demonstration of equipment including telecare and assessment centre. Sensory Loss equipment was also provided from the Centre.

The social work element to support the intermediate care and reablement service was currently located in the Social Work Team at James Cook University Hospital, and as such was detached. The Phoenix Lodge location, which was 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.

A comprehensive feasibility study had been undertaken by Architects, including a site condition survey. This had confirmed that all of the described services could be relocated to Phoenix Lodge.

OPTIONS

Other potential decisions and why these had not been recommended

- 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.

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

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

During the meeting, a discussion took place in relation to accessibility via public transport. This was agreed to be raised with the bus companies. The officer present also advised that they would work in partnership with James Cook hospital to ensure patients were made aware of services available.

ORDERED

That 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 be approved.

REASON

The decision was supported by the following reasons:

The decision would impact on 87 staff currently employed across preventative services who would be relocated to the new base. It would also impact positively on the quality of preventative services provided to the people of Middlesbrough.

17/28

ANY OTHER BUSINESS

The Chair advised that as of the municipal year 2018/19, all future reports would be presented by Executive Members, subject to agreement at Full Council.

The decision(s) will come into force after five working days following the day the decision(s) was published unless the decision becomes subject to the call in procedures.