

**TELFORD & WREKIN COUNCIL**

**CABINET – 6th DECEMBER 2012**

**RELOCATION OF THE INCLUSIVE EDUCATION SERVICE AND DISPOSAL OF THE SOCIAL EDUCATION CENTRE**

**REPORT OF ASSISTANT DIRECTOR: CARE & SUPPORT**

**LEAD CABINET MEMBER - CLLR LIZ CLARE**

**PART A) – SUMMARY REPORT**

**1. SUMMARY OF MAIN PROPOSALS**

The report advises members of the review of its 'in house' provider services and in the context of that review proposes the sale of the Social Education Centre Building to Telford College of Arts and Technology, and the relocation of Inclusive Education, Day Opportunity service currently delivered from the building. The review of the services, which includes two residential homes , day services, community support and shared lives providing predominatly for clients with a learning disability ,will explore options and models of service delivery to ensure the future requirements of personalisation are met. It will also ensure the services are cost effective and competitive in addressing the significant financial pressures the council is facing. The sale will realise a capital receipt of £635,000 and allow for the relocation and development of the services to more appropriate settings within the service. This will allow for the development of services in line with the review currently being undertaken and may realise a revenue saving from the current running costs of the building.

**2. RECOMMENDATIONS**

Cabinet are requested to:-

2.1 Approve the sale of the Social Education Centre to Telford College of Arts and Technology.

2.2 Agree relocation of current service within existing service provision

2.3 Agree use of a proportion of the funding realised from the sale of Social Education Centre for redevelopment of existing buildings in order to accommodate the relocated services. The residual funding may be used to develop cost effective longer term options within the provider review.

2.4 Authorise the Assistant Director Development, Business and Housing in conjunction with the Assistant Director Law, Democracy and Public Protection to agree terms and conditions in order to complete the sale of the property and to enter into any contracts and transfer documents that may be required to achieve the sale of the property and the relocation of the service.

### 3. SUMMARY IMPACT ASSESSMENT

<b>COMMUNITY IMPACT</b>	Do these proposals contribute to specific Priority Plan objective(s)?	
	No	Will offer a positive contribution to the Health & Well being priority to - Ensure people have a positive experience of health and care services
	Will the proposals impact on specific groups of people?	
	Yes	The Social Education Centre currently delivers services to 91 adults with learning disabilities.
<b>TARGET COMPLETION/ DELIVERY DATE</b>	Sale of site to TCAT 07/01/13 Relocation of services to alternatives sites 30/6/13	
<b>FINANCIAL/VALUE FOR MONEY IMPACT</b>	Yes	An agreed valuation has been assigned to the property of £635,000. As the replacement accommodation for the service has not yet been decided it is not possible to determine an actual estimate of refurbishment costs. The current cost considered prudent as a working cost of refurbishing a replacement property is £300,000- £350,000 and for modelling purposes this has been attributed to the project. This will be updated as proposals for the future service are determined. Therefore, a net capital receipt of £285,000-£335,000 ( less costs associated with the sale) may be available to cover slippage in 2012/13 receipts. The accommodation costs associated with the service are currently around £18k per annum. There is the potential to reduce operational costs if the service moves to an existing operational building, however, further work will be required as the project progresses to establish the revenue impacts. RP 14/11/12
<b>LEGAL ISSUES</b>	Yes (if approved)	Legal Services will be instructed to sell the property to TCAT for £635,000, with a leaseback to the Council for a term commencing on the completion date of the sale until the 28th June 2013, for a social education Centre, at a peppercorn rent. Legal advice will be provided as required during the implementation of the proposed arrangements. IR 8/11/12
<b>OTHER IMPACTS, RISKS &amp; OPPORTUNITIES</b>	Yes	This offers both opportunities and risks to the service users who currently use the service at the social education centre. Opportunities to look at alternative ways to better meet service user needs and objectives and increase independence. However, conversely it may be difficult to find alternatives for some people that even match the current facilities. It is therefore important to identify alternatives that at least fully match the current suitability (including suitable toileting and changing facilities for profoundly disabled people where required),
<b>IMPACT ON SPECIFIC WARDS</b>	Yes/No	Borough wide

## **PART B) – ADDITIONAL INFORMATION**

### **4. INFORMATION**

#### ***Background***

- 4.1 Care and support services are launching a review of its 'in house' provider service provision, which includes two residential homes (Carwood and Downing House) day opportunity services (currently delivered over 6 community bases), Community Support services and Shared Lives. The services are currently delivered predominately to adults with learning difficulties, though the Shared lives scheme is accessed by all client groups. The aim of the review is to explore options and different models of service delivery that will best ensure provider services can deliver cost effective, competitive, good quality services (as defined by the user) that meet with future requirements of personalisation and enabling services whilst addressing the significant financial pressures we are facing.
- 4.2 We recognise the need to hear the views of the people involved, to better understand their views of services and give them the opportunity to help shape the future of our in house provision. A programme of engagement with all stakeholders including people who currently use services, parents, carers, staff and partner services /agencies is planned to roll out through November 2012 to January 2013. This will include workshops with service users facilitated by the advocacy service Taking Part, a series of workshops with parents and carers and engaging with staff through team meetings. As part of this fact finding we are planning to identify champions from all stakeholder groups to form working groups to support the review.
- 4.3 A specific piece of work within the review is the proposal to relocate the service currently delivered at the social Education Centre Wellington and the sale of the building to Telford College of Arts and Technology.
- 4.4 The Social Education Centre is part of Care and Supports 'in house' day opportunity services. The service was established in the late 1980's and is used to deliver a wide range of learning and enablement activities to Adults with Learning Disabilities.
- 4.5 Day opportunity services for adults with learning disabilities are amongst services currently being reviewed as part of a work stream to consider our provision of 'in house' social care services. The work stream is looking to explore options that will best ensure provider services can deliver cost effective, competitive, good quality services that meet with future requirements of personalisation and enabling services
- 4.6 The service is currently attended by 91 adults with learning disabilities (the average daily attendance is 40) who are supported by a staff team of 14 to engage in learning activities and independent living skills. The service also looks to support individuals to access education provision at TCAT and wider learning activities delivered in the community such as horticulture and expressive arts.
- 4.7 In recent years the amount of clients using the service who have enrolled in college courses has fluctuated - in this academic year there are 31.
- 4.8 Other clients use the site as a base to travel to other services from within the borough and this element of the service could be delivered from other sites within the service. A significant number of service users are becoming elderly and the location of the facility within the middle of a college campus is not conducive to meeting their needs.

- 4.9 Indeed as TCAT has developed its campus there have also been concerns about the restricted access to the Social Education building, limited car parking and increasing health and safety concerns for the people who use the building.
- 4.10 TCAT has developed its expertise in delivering programmes and support for LLDD Learners over many years with learners going out to Independent Specialist Provision and returning back to engage with the college at a later date. The Independent Living Centre , Oakdean House, has opened up more opportunities for LLDD learner to supplement their learning with independent living and life skills without the need for out of area residential provision.
- 4.11 The lack of capacity for Post 16 students at the Bridge Special School is a major concern for the Borough, Although numbers are not high they are a very costly group of learners and local provision would ease transport costs and ensure young people do not have to leave their families and social networks for Independent Specialist Provision. In recent years the College has enrolled increasing numbers of learners with severe and profound learning difficulties who otherwise would have been obliged to go to residential national specialist college's often located significant distances from their homes.
- 4.12 TCAT, which is situated less than a mile from The Bridge is currently restricted in terms of the number of such learners it can take because of the limited range of specialist facilities it has. TCAT proposes to procure the existing building from the Council and re-model it to accommodate its growing cohort of LLDD learners. The facility allows a discrete setting for such learners but which is also in the heart of the College, so allowing both a refuge and integration with the College community.

### ***Proposal***

To proceed with the sale of the building to TCAT as part of the ongoing development programme.

As part of the condition of sale TCAT will, at no cost to the local authority, lease the property back to T&W's care and support whilst service delivery is relocated. Service users attending service who are currently enrolled in learning activities within the main college will be supported to continue their studies at the college. As part of the sale agreement TCAT will provide designated facilities for T&W staff to offer support to existing and new service users who are attending the college.

Service delivery for clients not accessing college will be relocated to alternate venues within the service area. As part of the relocation, we will continue to meet client's community care needs in different ways and in different locations.

There would be no loss of employment for members of staff.

### ***Relocate Service Provision***

In order for the service to be relocated we would need to ensure that all service users' needs are met and that those people who attend college will be able to continue to do so.

Relocation options currently being explored within our existing day opportunity bases:

Halesfield  
Lakeside, Stirchley

There may also be some scope for wider use of community facilities. However, to enable an interim move capital funds would need to be available from the sale of the Social Education building to allow for improvements to personal care changing areas and remodelling of rooms within our current service bases. There would also be a need to undertake essential maintenance work at the Lakeside centre to ensure it is fit for future use.

Transport is a major component of day opportunities there will need to be re organisation of transport runs to enable service to be re located.

As part of our current provider review longer term considerations need to be made in how our day opportunity services are provided such as:

- Explore use of Telford and Wrekin's community centres this would enable clients to have access to smaller community services promoting engagement in local community activities.
- However, it is essential that the service has guaranteed usage of rooms within community centres and that buildings and equipment required are fit for purpose in relation to location, design, accessibility and facilities
- Again, capital funds achieved by sale of the Social Education Centre would need to be reinvested in our remodelling of provider services.

We will need to utilise funds released by the sale of the building to both fund any interim requirements and fund the alternative longer term requirements for alternative services as identified through the Provider Review.

### ***Stakeholder Engagement***

Stakeholders include: Service users, parent/carers staff, and union, transport services, all are aware of discussions taking place between the council and TCAT regarding the sale of Social Education.

Once sale has been agreed further engagement is planned supported by Taking Part Advocacy service.

## **5. IMPACT ASSESSMENT – ADDITIONAL INFORMATION**

## **6. PREVIOUS MINUTES**

## **7. BACKGROUND PAPERS**

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