

Report to: Health & Social Care Committee **Date:** 6 January 2022

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Subject: Learning Disability Redesign – LD Community Hub Update

1.0 PURPOSE

- 1.1 The purpose of this report is to advise and update the Health and Social Care Committee of the ongoing development work in the design of the Learning Disability Community Hub at the former Hector McNeil Baths site within Inverclyde Council's 2020/23 Capital Programme.

2.0 SUMMARY

- 2.1 The Outline Business Case was presented to the Corporate Management Team in July 2019 outlining the work undertaken to date in progressing with the LD Redesign. The new Hub will support and consolidate development of the new service model and integration of learning disability services with the wider Inverclyde community in line with national and local policy. The February 2020 Health & Social Care Committee approved the business case, preferred site (former Hector McNeil Baths) and funding support for the project with allocation of resources approved by the Inverclyde Council on 12th March 2020.
- 2.2 Regular updates have been provided to the Health and Social Care Committee and Integration Joint Board on the development process of the LD Hub which is currently in the design phase.

3.0 RECOMMENDATIONS

- 3.1 The Health and Social Care Committee is asked to note the progress on the development of the new Learning Disability Hub within the 2020/23 Capital Programme.
- 3.2 The Health and Social Care Committee is advised that service user, carer and staff consultation continues to be a key consideration in the development of the LD Community Hub.

Allen Stevenson
Interim Chief Officer
Inverclyde HSCP

4.0 BACKGROUND

4.1 Following the Learning Disability Strategic Review which set out the case for change, the Learning Disability Redesign was progressed to:-

- Develop a new model of day opportunities for adults with LD, with clear service access criteria.
- Merge two LD day centres on an interim basis, into one service on the Fitzgerald Centre site.
- Seek a longer term development to create a new community hub to accommodate day opportunities resources for people with LD and Autism with more complex needs, requiring building based support.
- Ensure ongoing, significant review of all LD packages of care to ensure that packages are delivering high quality support to people in achieving their personal needs and outcomes and are financially sustainable.

4.2 The Integration Joint Board of 10 September 2019 approved the creation of a £526k Earmarked Reserve to meet one-off costs associated with the project.

4.3 The Health and Social Care Committee recommended the former Hector McNeil Baths site which was subsequently agreed by the Full Council in February 2020 with the allocation of resources approved by the Inverclyde Council on 12 March 2020 for the new Learning Disability Hub within the 2020/23 Capital Programme.

5.0 CURRENT POSITION

5.1 Work is progressing through the design team led by Property services to assess specific site development risks and to develop the design proposals. Specialist consultants were engaged to assess the flood risk of the site and surrounding area ahead of formal engagement with The Scottish Environment Protection Agency (SEPA) as part of the formal Planning approval process. Surveys of the culvert and retaining wall on the site were delayed until October 2021 due to the ongoing supply chain issues being experienced in the construction sector but have been completed. Additional surveys were undertaken to determine the exact location of the culverted Burn due to the close proximity to the proposed building. The culvert line has now been established and plotted. From the site investigation information it is known that bedrock is close to the surface of the site and will impact the design of the drainage attenuation and the drainage runs. An assessment is currently underway to determine the relative cost implications of cutting into the rock or raising the ground level by importing material.

5.2 As previously reported, the legal process connected with the inalienable common good status of the site and the proposed change of use for a community Learning Disability Resource Hub has now been concluded with an application to the Court granted in June 2021. As all identified legal issues around use of the site have been resolved, this is now at green on the risk register.

5.3 The Learning Disability Programme Board chaired by the Head of Health and Community Care will continue to progress the development and design of the site and building. At each Programme Board the risk register is discussed and updated, with an estimated completion date by late 2023 subject to progression through the design stages, statutory approvals process and conclusion of the formal tender/procurement process.

5.4 Space planning and accommodation schedule interrogation work has been progressed through Technical Services and the Client Service to inform the development of the design. In mid-July the Head of Health & Community Care met with representatives of the service and the project design team to conclude and sign off the design element of the building from HSCP's position to allow for the design process to move to the next development step. The approach to the structural solution for the building has been developed by the consultant engineers with the mechanical ventilation and heating system options currently under development.

- 5.5 Property Services are progressing the procurement of a Quantity Surveyor to allow the cost of the developing design at Architectural Stage 2 to be checked against the original project budget. As part of the preparation of the Architectural Stage 2 report, an energy model of the proposed building has been developed including a design based on current building standards and options for consideration (subject to funding / budget constraints) that align with the development of net zero carbon building standards.
- 5.6 Consultation with service users, families, carers and learning disability staff continues supported by The Advisory Group (TAG). The Communications and Engagement group involving 2 parent representatives and a Unison Health and Safety officer made a recent site visit in November. Their perspective on the proposed site is important in contributing to the design of both the building and outside areas. Up-dates on progress are included in the Learning Disability newsletters that are sent out to a much wider group of service users, families and carers.

6.0 IMPLICATIONS

FINANCE

Financial Implications:

6.1 One off Costs

It is proposed that the development be funded by Prudential Borrowing. A £360,000 allowance was factored into the December, 2019 Financial Strategy.

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report £000	Virement From	Other Comments
Capital	Learning Disability	2020/23	7400		Current Capital Allocation
CFCR	Learning Disability	2020/23	265		Estimated kit out and ICT costs Funded from EMR.

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact £000	Virement From (If Applicable)	Other Comments
General Fund	Loans Charges	2022/23	360		Estimated loans charges to deliver the £7.4m investment.
Learning Disabilities	Running Costs	2022/23	1,327		Estimated sum available for the running costs of the new facility

LEGAL

- 6.2 The former Hector McNeil Baths site is inalienable common good land and as such it has been necessary to take forward a consultation under Section 104 of the Community Empowerment (Scotland) Act 2015 and to obtain the consent of the Court under Section 75 of the Local Government (Scotland) Act 1973, in relation to the proposed change of use of the site. Minimal legal costs have been incurred which will be contained within the remaining earmarked reserve allocation for one-off survey/project costs.

HUMAN RESOURCES

- 6.3 There are no human resources issues within this report.

EQUALITIES

- 6.4 There are no equality issues within this report.

- (a) Has an Equality Impact Assessment been carried out?

	YES (see attached appendix)
x	NO – An Equality Impact Assessment will be undertaken with service users, carers and other stakeholders as full details of the future redesign emerges.

- (b) Fairer Scotland Duty

If this report affects or proposes any major strategic decision:-

Has there been active consideration of how this report's recommendations reduce inequalities of outcome?

	YES – A written statement showing how this report's recommendations reduce inequalities of outcome caused by socio-economic disadvantage has been completed.
x	NO

- (c) Data Protection

Has a Data Protection Impact Assessment been carried out?

	YES – This report involves data processing which may result in a high risk to the rights and freedoms of individuals.
x	NO

7.0 CONSULTATION

- 7.1 The recommendations in this report are supported by the CMT and IJB.
- 7.2 There has been ongoing consultation sponsored by the Learning Disability Programme Board. This consultation has consulted on the service requirement for a new resource hub and the rationale for a community location but has not consulted on a specific site.

8.0 LIST OF BACKGROUND PAPERS

None.