

**REPORT TO: POLICY AND RESOURCES COMMITTEE -
7 DECEMBER 2009**

**REPORT ON: WHITFIELD REGENERATION PROJECT:
WHITFIELD LIFE SERVICES FACILITY**

REPORT BY: HOUSING REGENERATION MANAGER

REPORT NO.: 564-2009

1. PURPOSE OF REPORT

- 1.1. The purpose of this report is to seek Committee approval for the establishment of a combined services facility for NHS, Social Work and Leisure and Communities use as part of the Whitfield Regeneration Project.

For ease of reference the facility is known as the Whitfield Life Services Facility.

2. RECOMMENDATIONS

- 2.1. It is recommended that the Committee agree:
- a. to establish the Whitfield Life Services Facility in association with NHS Tayside.
 - b. remit the Housing Regeneration Manager to arrange for the necessary design and financial estimates be prepared.
 - c. remit the Director of City Development to develop the necessary joint procurement and management arrangements with NHS Tayside.
 - d. remit Chief Architectural Services Officer to bring forward a further report with design, costs and programme details to a future meeting.

3. FINANCIAL IMPLICATIONS

- 3.1. Initial capital and revenue costs have yet to be established and will be dependent upon final layout and service provision.
- 3.2. It is anticipated significant City Council revenue savings will be achieved through the amalgamation of services, closure of older and poor performing buildings and realising the asset therein.
- 3.3. The shared service and management ethos of the new facility will enable procurement and revenue savings to be made by both NHS Tayside and the City Council.
- 3.4. Details of financial implications will be reported to Committee as usual throughout the procurement and commissioning process.

4. BACKGROUND

- 4.1. Whitfield has been designated by Dundee City Council as an area in urgent need of regeneration. Strategic planning around the options for development in the area is complete, with proposals having successfully gone through public consultation stages. Construction work has commenced on new housing developments and detailed planning applications for the new primary school and road infrastructure will be submitted before the end of this calendar year.

The completed development will see around 1,000 new houses built in the area with an estimated increase in local population of between 2,000 to 3,000 people. Pedestrian and vehicular access will be created to the east, west and south of Whitfield, creating a new street with a village style square at its core. A campus of buildings including the new primary school, a Local Care Centre, Community Centre, Library, church, Local Authority service base and a parade of shops will form the component parts of the square.

Initial discussions that have been positive and enthusiastic have taken place involving colleagues from Dundee City Council Social Work, Leisure and Communities and NHS Tayside regarding the possible sharing of space and the co-location of staff. Opportunities for building integrated teams in the community for older people, psychiatry, substance misuse and children's services have been investigated.

In addition, the new facilities will offer resources for voluntary services and support joint initiatives with partners, such as the promotion of integrated services for children and young people generally through the co-location of childcare professionals. The facilities will offer scope for the expansion of new initiatives such as those around links with Jobcentre Plus and the Employability Framework, right in the heart of local communities. They also offer facilities for General Practice, Community Pharmacy and other independent service providers.

The development of the Life Services Facility will examine and progress the advantages of joint working, co-location and the delivery of a range of services in the heart of local communities. It will reflect the needs, experiences and choices of all service users in the community whether patients or carers as well as the specialist needs of Social Work, or clinical and non-clinical staff within Dundee

The Life Services Facility will be designed to reflect the needs of local communities. It is principally designed to create a one-stop shop approach that will incorporate key elements of health and social care along with the specific expertise of the voluntary sector and other relevant agencies;

- Health services within the Life Services Facility will reflect a continuum of provision from innovative health promotion activity and health information, through to aspects of diagnosis and promotion of self-management of long term conditions, including aspects of clinical treatment.
- The accommodation provided for Social Work within the Whitfield Life Services Facility will replace the existing Social Work building in Lothian Crescent. These premises currently house two Locality Social Work Teams and a Family Support Team, who work closely together to meet the needs of vulnerable children and their families, who live in the north east of the city.

Within the proposed new development office accommodation will be made available for all three teams, along with access to facilities that will allow for the delivery of a range of family support services, provided on an individual, family or group basis.

The co-location of Social Work services with health and other partners in this Life Service Facility will provide a broadened and more integrated range of services to support all children and parents. More flexible packages of supports and services can be made available for children in need, their parents and carers, through the combination of universal services and individualised supports and interventions, in accordance with assessed needs.

Social Work staff with their partners will deliver targeted supports and services for all vulnerable children and their families, both within and from the Local Care Centre, allowing the needs of whole families to be met in a more holistic, integrated and effective way.

- The Leisure and Communities Department has been working closely with community organisations to determine their aspirations for community provision.

The new building will replace the existing Community Centre which is run in partnership with the Local Management Group which has charitable status. It will also replace the Library and Learning Centre and the need for staff accommodation for the Community Regeneration Team based at 101 Whitfield Drive.

The community has sought assurances that the existing accommodation will be replicated in any new development.

Whitfield has a strong tradition of community involvement that will be central to ensuring the continuing support from the community through the next phase of its regeneration and to provide opportunities for the future community to enjoy the benefits of a social, resource and information point at the heart of the community. The key elements of the new development from the perspective of community provision are:

- Library and Learning Centre.
- Arts and crafts room.
- General activities hall.
- Crèche (shared with other service users).
- Office accommodation for regeneration, community learning and youth work staff.
- In partnership with the voluntary sector a full production kitchen facility.
- A cafe/youth and community open drop in space.
- Community meeting room/learning environment for literacies, skills development homework support and other purposes.

From the integrated children's services perspective in Life Services Facility approach is very much in tune with the "Getting it Right for Every Child" agenda.

The strategy for developing such facilities in partnership with Dundee City Council and other agencies in areas of urban regeneration was formally endorsed by the Dundee CHP Committee in August 2008.

5. MEASURES FOR IMPROVEMENT

These have yet to be agreed but will require to be clearly articulated and aligned with the overall "Shifting the Balance of Care" and "Joint Futures" work. It is a strategic objective of NHS Tayside that more care will be provided outside hospital and closer to a person's home (where it is safe and appropriate to do so). 'Delivering for Health' (2005) and Better Health; Better Care (2007) both place increasing emphasis on improving health and well being by targeting resources at the most socially disadvantaged communities.

Improvement measures also need to be aligned to the outcomes within Dundee Single Outcome Agreement and the individual DCC departmental plans.

6. **PROCUREMENT**

Initial thinking in relation to the financial options suggest "packaging" the whole development, including the school, the roads and the village core to achieve the maximum economies of scale. In this scenario Dundee City Council would manage and fund the construction project with NHS Tayside contributing their capital share (based on a cost per m²) in a single payment in the form of a capital grant. Recurring revenue payments would then be made by NHS Tayside to cover utility costs based on the actual running costs of its share of the footprint (and any agreed shared area).

In selecting the optimum service mix for the Life Services Facility, NHS Tayside will take account of opportunities to consolidate local services.

The cost benefits available to Health in terms of rationalising buildings and sharing accommodation in Whitfield would be mirrored by DCC savings in both Social Work and Leisure and Communities. Social Work has a number of buildings in good locations that would make ideal co-located facilities. Whitfield would be the first project which would result in mutual cost saving while giving better services to local communities.

7. **RISK ASSESSMENT**

A full, joint risk assessment will be conducted as part of the project initiation phase. However there is a known risk to the organisations of not being actively involved in the partnership. The regeneration of Ardler progressed without involvement from NHS Tayside. This has resulted in major challenges with the old health centre and related services.

8. **IMPLICATIONS FOR PARTNERS**

The Life Services Facility will create the perfect conditions for a fundamental shift in the way services are delivered to the community, and a real opportunity to site them in areas where they are most needed. The concept is one of community based health and social care and lifelong learning opportunities under one roof, at a convenient location in the heart of a community, providing a range of services and information to local people which meets identified need.

9. **POLICY IMPLICATIONS**

Sustainability: The project is considered to have a positive impact in regard to environmental legislation, energy, water, transport, travel and the built environment.

Strategic Environmental, Equality Impact and Risk Assessments: As the project is developed the plans and guides will be screened for applicability to relevant legislation and policy. No major issues are anticipated.

Anti-Poverty: It is expected the project will have a positive impact in that access to services and service delivery will be streamlined and matched to local need.

10. **TIMETABLE FOR IMPLEMENTATION**

Plans for the new primary school and access roads are well advanced with the school entry date set for January 2012.

There are significant advantages in combining the procurement of the road and school and the Life Services Facility with a view to opening the new facility at the same time as the school or shortly thereafter.

11. **CONSULTATION**

The Whitfield community has been consulted on this proposal via the Whitfield Development Group, a series of public meetings and an exhibition held on 24 & 26 September 2009. All responses have been positive.

The Whitfield Development Group has been active in determining the accommodation and services for the new centre.

Officers from NHS Tayside and Dundee City Council Leisure & Communities, Social Work, Architectural Services, City Development, Finance and Housing Departments have been actively engaged in designing the building and proposed services.

A similar report was discussed and agreed at the Local Authority and NHS Tayside Chief Executive's Meeting on 14 August 2009.

The Chief Executive and all Chief Officers have been consulted and are in agreement with this report.

12. **BACKGROUND PAPERS**

AN247-2005, Report No. 668-2006, Report No. 198-2007, Report No. 499-2007.

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Date: