

REPORT TO: SOCIAL WORK COMMITTEE – 15TH SEPTEMBER, 2003

REPORT ON: Menzieshill House RHE - Replacement (Partnering)

REPORT BY: Director of Social Work and City Architectural Services Officer

REPORT NO: 615-2003

1.0 PURPOSE OF REPORT

- 1.1 This report seeks approval for the replacement of Menzieshill House RHE with a new building on an adjacent site.

2.0 RECOMMENDATIONS

- 2.1 Approval is recommended of:-

- a) the proposed replacement of Menzieshill House RHE on an adjacent site at Earn Crescent, Dundee at a total cost of £2.80 million inclusive of fees.
- b) the City Architectural Services Officer being authorised to negotiate a contract not exceeding £2.80 million under a partnering arrangement with Muirfield (Contracts) Ltd, Dundee and the Depute Chief Executive (Support Services) in conjunction with the Director of Social Work issuing an acceptance for this contract.

3.0 FINANCIAL IMPLICATIONS

- 3.1 A provision of £2.80 million will be made in the Council's Draft Capital Plan 2003-2007 for these works. This expenditure will be phased over financial years 2003/2004, 2004/2005 and 2005/2006.

4.0 LOCAL AGENDA 21 IMPLICATIONS

- 4.1 The adoption of the recommendations detailed in Section 2.0 would address the following provisions of Local Agenda 21: Planning for Sustainability:-

- a) Resources are used efficiently and waste is minimised
- b) Local needs are met locally
- c) Access to facilities are accessible to all
- d) Health is protected by creating safe, clean, pleasant environments
- e) Settlements are "human" in scale and form

5.0 EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1 None.

6.0 REPORT

- 6.1 Menzieshill House is the third residential home for older people in the programme to provide upgraded facilities. This new facility for the residents will meet the new Care Commission Standards which came into force 1st April, 2002.
- 6.2 The building is designed to be Dementia 'friendly' and will provide full en-suite facilities within each bedroom in four wings of eight bedrooms. Each wing will have its own lounge, dining and pantry facilities with level access to a secure sensory garden.
- 6.3 The design has been informed by the latest research findings of the Dementia Services Development Centre and reflects the need to meet the ever-changing requirements of this client group.

- 6.4 The residents have been consulted on the move. Care will be taken to keep them and their carers involved and up to date in the progress with Menzieshill House.
- 6.5 The City Architectural Services Officer, in consultation with the Director of Social Work has prepared a scheme which meets the requirements of the client and falls within the proposed budget allowance.
- 6.6 The cost of the replacement of Menzieshill House RHE has been estimated by the City Architectural Services Officer at £2.80 million inclusive of professional fees.
- 6.7 It is proposed that the City Council enters into a partnering arrangement with Muirfield (Contracts) Ltd., Dundee with a view to completing the construction work within financial year 2004/2005 and within the budget allowance of £2.80 million.
- 6.8 When the new residential home is completed, the existing home will be vacated and the property and site, if considered surplus to requirements, will be available for marketing by the Economic Development Department.
- 7.0 **CONSULTATIONS**
- The Chief Executive and the Depute Chief Executives (Finance and Support Services) have been consulted during the preparation of this report.
- 8.0 **BACKGROUND PAPERS**
- 8.1 Unless otherwise stated on the attached sheet, no background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information), were relied on to any material extent in preparing the above report.

Alan Baird
Director of Social Work

John T P Porter
City Architectural Services Officer

1st September, 2003

Q2/reports/615-2003/LBA/AC

