

REPORT TO: SOCIAL WORK COMMITTEE – 20TH OCTOBER, 2003

REPORT ON: Replacement Day Centre for Older People - (Partnering)

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

REPORT NO: 617- 2003

1.0 PURPOSE OF REPORT

- 1.1 This report seeks approval for the replacement of Wellgate and Menzieshill Day Centres for Older People with a new building on the site currently occupied by Ancrum House.

2.0 RECOMMENDATIONS

- 2.1 Approval is recommended of: -

- a) the proposed replacement of Wellgate and Menzieshill Day Centres on the site of Ancrum House, Morvern Terrace, Dundee at a total cost of £1.25 million inclusive of fees.
- b) the City Architectural Services Officer being authorised to negotiate a contract not exceeding £1.25 million under a partnering arrangement with Forman Construction 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 An allowance of £1.25 million will be required to be included 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) Facilities are accessible to all
 - d) Health is protected by creating safe, clean, pleasant environments

5.0 EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1 None.

6.0 REPORT

- 6.1 Wellgate and Menzieshill Day Centres currently provide facilities for a range of day care services for older people. Wellgate Day Centre is increasingly unsuitable for this purpose due to the difficulties of access for specialised vehicles, and the location of the Centre is not ideal for the client group it serves. Menzieshill Day Centre is presently an integral part of Menzieshill RHE but will not be part of the recently approved replacement for the existing home (report no. 615-2003). A replacement is therefore required for both Centres.
- 6.2 The site presently occupied by Ancrum House, a former RHE, has been identified as suitable in terms of location, size and potential for redevelopment. The proposed new building is designed to be dementia 'friendly' and will provide a pleasant, safe and secure forty place day care facility for older people.

- 6.3 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.
- 6.4 The cost of the replacement of Wellgate and Menzieshill Day Centres with this new centre has been estimated by the City Architectural Services Officer at £1.25 million inclusive of professional fees.
- 6.5 It is proposed that the City Council enters into a partnering arrangement with Forman Construction Ltd. with a view to completing the construction work within financial year 2004/2005 and within the budget allowance of £1.25 million.
- 6.6 When the new day care unit is completed, the existing centres will be vacated and the properties and sites, 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.

9.0 SIGNATURE

Alan G Baird
Director of Social Work
Date 10 October 2003

John T Porter
City Architectural Services Officer
Date 10 October 2003