

REPORT TO: SOCIAL WORK COMMITTEE – 18th NOVEMBER, 2002
REPORT ON: Balgowan Avenue Young Persons Unit – Replacement (Partnering)
REPORT BY: Director of Social Work and City Architectural Services Officer
REPORT NO: 666-2002

1.0 PURPOSE OF REPORT

1.1 This report seeks approval for the replacement of the Balgowan Avenue Young Persons Unit on a site in Strathmore Avenue.

2.0 RECOMMENDATIONS

2.1 Approval is recommended of:-

- a) the proposed replacement of Balgowan Avenue Young Persons Unit with a new building on the site in Strathmore Avenue currently occupied by Strathmore Cottages at a total cost of £825,000 inclusive of fees.
- b) the City Architectural Services Officer being authorised to negotiate a contract not exceeding £720,000 under a partnering arrangement with an appropriate contractor and the Director of Support Services in conjunction with the Director of Social Work to issue an acceptance for this contract.

3.0 FINANCIAL IMPLICATIONS

3.1 A provision of £825,000 has been made in the Council's Capital Plan for these works. This expenditure will be phased over financial years 2002/2003 and 2003/2004. Expenditure of £20,000 was approved at the meeting of the Social Work Committee held on 16 September 2002 for the demolition of cottages at Strathmore Avenue leaving a balance of £805,000 for the replacement.

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 A recent survey and assessment of the existing premises at Balgowan Avenue concluded that the building was becoming increasingly unsuitable as a working environment and could not viably be altered to address these short comings and enable the unit to comply with current best practice.

- 6.2 The need therefore, for a new purpose built facility was recognised and the existing Social Work Cottages site at Strathmore Avenue was identified as a suitable location for the replacement building.
- 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 unit provides residential accommodation for five young persons and comprises five en-suite bedrooms, activity room/homework base, one-to-one meeting room, living room and dining room. Staff accommodation includes one en-suite bedroom and two offices and there are kitchen, laundry, bathroom and disabled toilet facilities. Externally there is a level play area, planting areas, fencing and a garage.
- 6.5 The cost of the provision of the new facility has been estimated, by the City Architectural Services Officer, at £825,000 inclusive of professional fees.
- 6.6 It is proposed that the City Architectural Services Officer enters into a partnering arrangement with an appropriate contractor with a view to completing the construction work by Summer 2003 and within the allowance of £720,000.

7.0 **CONSULTATIONS**

The Director of Finance, Director of Social Work and Director of 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

22 November 2002
Report No 666-2002