

REPORT TO: POLICY & RESOURCES COMMITTEE - 28 MARCH 2011

REPORT ON: PROPERTY UTILISATION

REPORT BY: DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 151-2011

1 PURPOSE OF REPORT

- 1.1 This report details proposed relocation of Social Work and Education staff to various premises including proposed demolition of the resultant surplus properties.

2 RECOMMENDATION

- 2.1 Approval is recommended of the proposed relocation and the proposed demolition of surplus properties, subject to a future report on tenders received in respect of the proposed demolitions.

3 FINANCIAL IMPLICATIONS

- 3.1 Details of the financial implications are appended to this report.

4 BACKGROUND

- 4.1 The review of the Property Asset Management Plan has identified certain properties currently occupied by Social Work staff and Education staff as being uneconomic to continue as operational properties. These properties are:

- Social Work offices at Balmerino Road incl. Douglas Family Support Service.
- Social Work offices at Douglas House, Balunie Drive
- Education offices at the former St Columbas School, Kirkton Road (Education: School Community Support Service)

The closure of these properties will not impact on the delivery of local services within these communities. The Douglas Child and Family Centre will relocate to the Douglas Community Centre. Those community groups which currently use the Social Work offices at Balmerino Road will be advised of the closure of the facility and assistance given to provide alternative accommodation including St Pius PS and Claypotts Castle PS.

- 4.2 In order to identify alternative premises to relocate these staff, a wider review of current Social Work and Education occupation of operational properties, including staff who will require to relocate from Tayside House, was undertaken to identify opportunities to relocate staff to maximise service delivery and efficiencies. It will also create opportunities for Social Work staff to be co-located with strategic partners such as NHS and Education to enhance service integration. The proposed location of CHP and Social Work staff builds on the incremental developments of joint and single management arrangements over the past few years. Co-location will contribute to the further strengthening of governance arrangements between the two organisations
- 4.3 The work of services such as the School Community Support Services is characterised by a partnership ethos and approach to supporting Dundee's children and young people. A common base to work from to support our most vulnerable

children and young people will create the conditions for closer joint working and easier communication across teams in Education, Health and Social Work services delivering prevention, intervention and postvention support throughout the city. Such a base will facilitate the actions agreed in Joint Action Team meetings more effectively and speedily in every school cluster and will support young people at key transition points in their lives including school to post-school life. Joint and multi-agency meetings will be easier to organise and arrange at short notice to meet both emerging and crisis intervention needs of children, young people and families.

- 4.4 The review has concluded that staff should be relocated to Dudhope Castle and Dundee House. Further staff will be relocated to the Social Work offices at Jack Martin Way, Claverhouse East Industrial Park intensifying the efficient use of this building. The Claverhouse Office would provide a base for Community Care staff including joint Social Work and NHS teams and the Community Health Partnership (CHP) staff from the NHS. In addition the Welfare Rights Service would be based in Claverhouse to reflect the nature of the teams work as well as having a presence in the Dundee House customer contact centre.
- 4.5 The review has further concluded that, in the interests of efficiencies and service delivery, further Social Work staff should be relocated from the undernoted premises:
- Social Work offices at Market Mews, Market Street
 - Social Work offices at 7-21 Castle Street

These premises will return to use as commercial properties and will be offered for lease increasing the Council's revenue income.

- 4.6 A summary of the relocations including staff numbers, estimated savings on property running costs, estimated demolition costs and estimated sales values for the surplus sites is appended to this report.

5 POLICY IMPLICATIONS

- 5.1 This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management. Any issues are detailed on the attached sheets.

6 CONSULTATIONS

- 6.1 The Chief Executive, Depute Chief Executive (Support Services), Director of Finance and Assistant Chief Executive have been consulted and are in agreement with the contents of this report.

7 BACKGROUND PAPERS

None.

MPG/CC/MS

24 February 2010

Dundee City Council
Tayside House
Dundee

Summary
Social Work & Education Proposed move to Dundee House and Dudhope Castle

STAFF FIGURES:

Office	Number of staff moving in	Date moving in (estimated)	Department(s)
Dundee House	71	July 2011	Education HQ
	108	July 2011	Social Work
Dudhope Castle	34	Sep 2011	Education
	121	Sep 2011	Social Work
TOTAL	334		

Premises to be vacated:

Office	Number of staff vacating	Date vacating	Department(s)
Market Mews	24	Dec-11	Social Work
Balmerino Road incl. Douglas Family Support Service	108	Dec-11	Social Work
Douglas House	10	Dec-11	Social Work
Castle Street	28.5	Dec-11	Social Work
Tayside House	57	July 2011	Social Work
Former St Columbas School	33	Sep-11	Education
Tayside House	73	July 2011	Education HQ
TOTAL	333.5		

PROJECTED SAVINGS:

Office	Running Costs pa 2009/10	Estimated Demolition Costs	Estimated Sale Value (at residential value subject to planning permission)
Market Mews	£48,787	N/A	N/A
Castle Street	£100,854	N/A	N/A
Balmerino Road incl. Douglas Family Support Service	£187,018	£300,000	£406,250
Douglas House, Balunie Drive	£28,812	£120,000	£232,570
Former St Columbas School (Education: School Community Support Service)	£84,896	£300,000	£215,800
	£450,367	£720,000	£854,620

Dudhope Castle. Projected Running Costs

Estimated rates payable pa	£63,000
Estimated water charges pa	£10,500
Estimated electricity charges pa	£25,000
	£98,500

Removal and IT costs have been estimated to be in the region of £50,000.

Cleaning, H & S, ground maintenance, repairs and maintenance and security costs to be ascertained. Demolition costs will be funded from capital and provision has been made for this in the Capital Plan 2011-2014.4