

REPORT TO: SOCIAL WORK COMMITTEE – 16 SEPTEMBER 2002

REPORT ON: TURRIFF HOUSE RHE - REFURBISHMENT (PARTNERING)

REPORT BY: DIRECTOR OF SOCIAL WORK AND CITY ARCHITECTURAL SERVICES OFFICER

REPORT NO: 673-2002

1 PURPOSE OF REPORT

1.1 This report seeks approval for the refurbishment of Turriff House RHE.

2 RECOMMENDATIONS

2.1 Approval is recommended of:

- a the proposed refurbishment of Turriff House RHE on the existing site at Rannoch Road, Dundee at a total cost of £1.50 million inclusive of fees.
- b the City Architectural Services Officer to be authorised to negotiate a contract not exceeding £1.33 million 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 FINANCIAL IMPLICATIONS

3.1 A provision of £1.50 million has been made in the Councils' Capital Plan for these works. This expenditure will be phased over financial years 2002/2003, 2003/2004 and 2004/2005.

4. 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:

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

5 EQUAL OPPORTUNITIES IMPLICATIONS

5.1 None.

6 REPORT

6.1 Turriff House is the second residential home for older people to be upgraded. This will improve the facilities for the residents and to meet the new Care Commission Standards which came into force 1 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 it's 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 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.
- 6.5 The cost of the refurbishment of Turriff House RHE has been estimated by the City Architectural Services Officer at £1.50 million 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 Autumn 2003 and within the budget allowance of £1.50 million.

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.

9 SIGNATURE

A G Baird
Director of Social Work

Date

J T P Porter
City Architectural Services

Date

