

Report to: Lead Member for Adult Social Care
Date of meeting: 13 October 2015
By: Director of Adult Social Care & Health
Title: Development of Learning Disability Respite Services
Purpose: To seek agreement to relocate the Learning Disability service that is currently provided from Sandbanks in Hailsham to an alternative Council building, namely Grangemead in Hailsham.

RECOMMENDATIONS

The Lead Member for Adult Social Care and Community Safety is recommended to:

- 1. Agree to use Grangemead as a Learning Disability service, replacing Sandbanks in Hailsham, and:**
 - 2. Agree to undertake a feasibility study with Commissioners to determine the future use of The Martins.**
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1. Background

1.1. The capital programme since 2013/14 has included an allocation of £2.285m which has been used to support the development of Learning Disability (LD) Service Opportunities. The remaining available funding is £1.234m, being £821,000 in 2015/16 and £413,000 in 2016/17.

1.2. In September 2014, Lead Member for Adult Social Care received a paper outlining an overarching development strategy for Learning Disability Directly Provided Services. This paper included information about the refurbishment of Sandbanks and Greenwood, thus creating a countywide respite service, with an estimated cost of £1.75m to be funded from the Adult Social Care Learning Disability (ASC LD) Service Opportunities capital allocation.

1.3. Works at Greenwood were duly undertaken at a total cost of £1.075m, with £754,000 taken from the ASC LD Service Opportunities capital budget. However, the construction costs for the proposed Sandbanks project have increased since the early feasibility drawing. In a document issued on 22 June 2015, confirmation is given that costs have been updated by external consultants to £1.44m, of which £1.23m would be needed from the ASC LD Service Opportunities budget.

1.4. Consideration has been given to adjusting the plans to bring costs down to an acceptable level; however, in so doing, critical development objectives are lost. Grangemead, a vacant East Sussex County Council property within easy reach of Sandbanks, has therefore been considered as an alternative option using only part of the site for respite services, leaving the remainder of the site vacant for the time being.

1.5. Confirmed estimations indicate that to refurbish 60% of the Grangemead building would cost in total £1.18m; £855,500 of which would be found from the ASC LD Services Opportunities capital programme budget.

2. Supporting information - Options appraisal

2.1. The following options have been considered:

- Demolish existing Sandbanks building and re-build in order to meet the requirements of the Property Brief – Cost: Circa £3m – 4m. This option has been dismissed on the grounds of cost;
- Refurbish Grangemead leaving approximately 40% of the building vacant: total cost – £1.18m;
- Refurbish Sandbanks: total cost - £1.44m.

Grangemead site

2.2 Positive features relating to this site:

- Refurbishment can be achieved at a lower cost;
- Requirements of the property brief can be met;
- Bedroom size would be 13% greater than a refurbished Sandbanks;
- En-suite bathrooms would be double the size of refurbished Sandbanks;
- Business continuity can be achieved during building works.

2.3 Negative features of the site:

- Building too large for service needs;
- 40% of the building would remain empty until a use for it is identified.

Sandbanks site

2.4 Positive features relating to this site:

- Clients are familiar with building and location;
- The Martins could be jointly staffed and managed with Sandbanks.

2.5 Negative features of the site:

- Bedroom size is small and would be prohibitively expensive to increase;
- Refurbishment would have an impact on service delivery;
- Initial costs would be lost if this site is not utilised.

Site Valuations

2.6 Assuming one site could be declared surplus, valuations for each site were quoted in 2013 as follows:

- Grangemead - £1,227,293
- Sandbanks - £1,298,824, including The Martins.

2.7 As indicated above, the Sandbanks site includes a separate four bedroom facility, The Martins, that was built seven years ago at a cost of £622,000. This facility is not currently used. It could be retained by the Council, sold as part of the Sandbanks site or sold / leased separately from the main building. Further work will be undertaken with Commissioners to determine the future use of The Martins, whether or not Sandbanks is declared surplus, although it is acknowledged that the use of such a small service is more difficult without a larger service in close proximity.

3 Recommendations

3.1 That Grangemead is identified as the preferred location to provide respite facilities and emergency beds in Hailsham as an alternative to Sandbanks.

3.2 That a feasibility study is undertaken with Commissioners to determine the future use of The Martins.

KEITH HINKLEY

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Local Members:

Councillor Bentley

Councillor Keeley

Background documents:

None