

Report to: Health & Social Care Committee **Date:** 19 August 2021

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Partnership (HSCP) **Report No:** SW/18/2021/AS

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Subject: Learning Disability Redesign – LD Community Hub Update

1.0 PURPOSE

- 1.1 The purpose of this report is to advise and update the Health and Social Care Committee of the ongoing development work in the design of the Learning Disability Community Hub at the former Hector McNeil Baths site within Inverclyde Council's 2020/23 Capital Programme.

2.0 SUMMARY

- 2.1 The Outline Business Case was presented to the Corporate Management Team in July 2019 outlining the work undertaken to date in progressing with the LD Redesign. The Outline Business Case was presented to the Corporate Management Team in July 2019. The February 2020 Health & Social Care Committee approved the business case, preferred site (former Hector McNeil Baths) and funding support for the project with allocation of resources approved by the Inverclyde Council on 12th March 2020.
- 2.2 Regular updates have been provided to the Health and Social Care Committee and Integration Joint Board on the development process of the LD Hub which is currently in the design phase.
- 2.3 The development of the design is progressing with work being undertaken to assess the key site specific development risks. Specialist consultants have been engaged to assess the flood risk of the site and surrounding area to inform the detail design ahead of formal engagement with The Scottish Environment Protection Agency (SEPA) as part of the formal Planning approval process. The costs in connection with addressing flood risk will be incorporated in the stage reports prepared throughout the design process and updates will be provided to the Health & Social Care Committee in future reports.
- 2.4 The legal process connected with the inalienable common good status of the site and the proposed change of use for a community Learning Disability Resource Hub has now been concluded with an application to the Court granted in June 2021.
- 2.5 The Learning Disability Programme Board chaired by the Head of Health and Community Care will continue to progress the development and design of the site and building with an estimated completion date by mid to late 2023.
- 2.6 In mid-July the Head of Health & Community Care met with representatives of the service and the project design team to conclude and sign off the design element of the building

from HSCP's position to allow for the design process to move to the next development step. The Health & Social Care Committee will be updated regularly on this process.

- 2.7 Consultation with service users, families, carers and learning disability staff continues supported by the Advisory Group.

3.0 RECOMMENDATIONS

- 3.1 The Health and Social Care Committee is asked to note the progress on the development of the new Learning Disability Hub within the 2020/23 Capital Programme.
- 3.2 The Health and Social Care Committee is asked to note the progress on the development of the project in respect of the key areas such as flood risk and the legal process connected with the proposed change of use and inalienable common good status of the site.
- 3.3 The Health and Social Care Committee is advised that service user, carer and staff consultation continues to be a key consideration in the development of the LD Community Hub.

Louise Long
Corporate Director (Chief Officer)
Inverclyde HSCP

4.0 BACKGROUND

4.1 Following the Learning Disability Strategic Review which set out the case for change, the Learning Disability Redesign was progressed to:-

- Develop a new model of day opportunities for adults with LD, with clear service access criteria.
- Merge two LD day centres on an interim basis, into one service on the Fitzgerald Centre site.
- Seek a longer term development to create a new community hub to accommodate day opportunity resources for people with LD and Autism with more complex needs, requiring building based support.
- Ensure ongoing, significant review of all LD packages of care to ensure that packages are delivering high quality support to people in achieving their personal needs and outcomes and are financially sustainable.

4.2 The Integration Joint Board of 10th September 2019 approved the creation of a £526k Earmarked Reserve to meet one-off costs associated with the project.

4.3 The Health and Social Care Committee recommended the former Hector McNeil Baths site which was subsequently agreed by the Full Council in February 2020 with the allocation of resources approved by the Inverclyde Council on 12th March 2020 for the new Learning Disability Hub within the 2020/23 Capital Programme.

4.4 Detailed surveys are required as part of the design process and the assessment of site specific development risks. The initial flood risk assessment prepared for the site indicated that it would be adversely affected by a 1:200 year extreme flooding event and that planned remedial action would be required as part of the design process. Specialist consultants were employed to undertake a more detailed modelling of the flood risk and that work has now resulted in a revised and improved position with recommendations now being incorporated into the developing design. It should be noted that the formal consultation with The Scottish Environmental Protection Agency (SEPA) is not possible ahead of the submission of an application for detailed planning approval, however, the work undertaken to date has significantly reduced this risk.

4.5 As the proposed site is inalienable common good land, it was necessary to take forward a consultation under Section 104 of the Community Empowerment (Scotland) Act 2015 and to obtain the consent of the Court under Section 75 of the Local Government (Scotland) Act 1973, in relation to the proposed change of use of the site. An action was progressed at Greenock Sheriff Court with the application granted on 17th June 2021 authorising the Council to appropriate the site for use as a community Learning Disability Resource Hub.

5.0 IMPLICATIONS

FINANCE

5.1 Financial Implications:

One off Costs

It is proposed that the development be funded by Prudential Borrowing. A £360,000 allowance was factored into the December, 2019 Financial Strategy.

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report £000	Virement From	Other Comments
Capital	Learning Disability	2020/23	7400		Current Capital Allocation
CFCR	Learning Disability	2020/23	265		Estimated kit out and ICT costs Funded from EMR.

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact £000	Virement From (If Applicable)	Other Comments
General Fund	Loans Charges	2022/23	360		Estimated loans charges to deliver the £7.4m investment.
Learning Disabilities	Running Costs	2022/23	1,327		Estimated sum available for the running costs of the new facility

LEGAL

- 5.2 The former Hector McNeil Baths site is inalienable common good land and as such it has been necessary to take forward a consultation under Section 104 of the Community Empowerment (Scotland) Act 2015 and to obtain the consent of the Court under Section 75 of the Local Government (Scotland) Act 1973, in relation to the proposed change of use of the site. Minimal legal costs have been incurred which will be contained within the remaining earmarked reserve allocation for one-off survey/project costs.

HUMAN RESOURCES

- 5.3 There are no human resources issues within this report.

EQUALITIES

- 5.4 There are no equality issues within this report.

- (a) Has an Equality Impact Assessment been carried out?

	YES (see attached appendix)
√	NO – An Equality Impact Assessment will be undertaken with service users, carers and other stakeholders as full details of the future redesign emerges.

- (b) Fairer Scotland Duty

If this report affects or proposes any major strategic decision:-

Has there been active consideration of how this report's recommendations reduce inequalities of outcome?

x

YES – A written statement showing how this report's recommendations reduce inequalities of outcome caused by socio-economic disadvantage has been completed.

NO

(c) Data Protection

Has a Data Protection Impact Assessment been carried out?

x

YES – This report involves data processing which may result in a high risk to the rights and freedoms of individuals.

NO

6.0 CONSULTATION

- 6.1 The recommendations in this report are supported by the CMT and IJB.
- 6.2 There has been ongoing consultation sponsored by the Learning Disability Programme Board. This consultation has consulted on the service requirement for a new resource hub and the rationale for a community location but has not consulted on a specific site.

7.0 LIST OF BACKGROUND PAPERS

None.