

DUNDEE CITY COUNCIL

REPORT TO: SOCIAL WORK AND HEALTH COMMITTEE - 27TH FEBRUARY 2012

REPORT ON: MACKINNON CENTRE REFURBISHMENT

REPORT BY: DIRECTOR OF SOCIAL WORK

REPORT NO: 95 - 2012

1.0 PURPOSE OF REPORT

1.1 This report seeks Committee approval to agree the mechanisms for refurbishing the Mackinnon Centre in Dundee which provides day centre services and residential respite care services for adults with long term conditions, physical disabilities and sensory impairment.

2.0 RECOMMENDATIONS

It is recommended that the Social Work and Health Committee approves the following:

2.1 The refurbishment of the Mackinnon Centre in Dundee at an estimated total cost of £1.845m inclusive of professional fees as outlined in option 4 of the options appraisal which will enable the centre to meet the changing needs of this client group in the longer term.

2.2 That the City Architect be authorised to negotiate the contract with Environment Department (Construction Services) within the overall allowance of £1.845m and once this is concluded that the Director of Support Services issue an acceptance for this contract following consultation with the Director of Social Work.

3.0 FINANCIAL IMPLICATIONS

3.1 The total capital cost of the refurbishment of the Mackinnon Centre is £1.845m, which has been included in the current approved Capital Plan 2012-16. There are no additional revenue funding implications as a result of the recommendations outlined in the report. The cost of providing alternative services to service users during the refurbishment period will be met from within the current Social Work Budget.

4.0 MAIN TEXT

4.1 The Mackinnon Centre provides services aimed at encouraging and promoting the spirit of independence so that service users may regain confidence and self-esteem, whilst acquiring the necessary skills, knowledge and acceptance to cope with a much altered lifestyle. The centre is located in the Broughty Ferry area of Dundee and was opened in 1989, as a purpose built facility for adults with a physical disability and at that time it was considered to be state of the art facility. The centre consists of a day service which is registered to provide services to up to 40 adults at any one time and a 12 bedded residential respite service which although primarily used by Dundee residents is also available to service users from neighbouring authorities and recharged on a spot purchase basis.

4.2 The increasing demands and ongoing development of services have resulted in the service outgrowing the current layout of the building. In addition the building infrastructure requires upgrading and changes are needed to meet current fire and environmental health standards. The Care Inspectorate have recommended that all rooms have en suite shower rooms, and this is also the preference of service users. In addition tracking hoists within bedrooms are seen as best practice by the Care Inspectorate.

4.3 An option appraisal had been completed to determine the most appropriate mechanism to provide a service which will continue to achieve an improved quality of service which delivers better outcomes for people. A summary of this is outlined below.

4.4 **Project Objectives and Constraints**

4.4.1 Project's Strategic Context

Physical and sensory disability along with long-term illness, whether incurred through trauma or illness often brings with it a variety of rehabilitative, emotional and social needs as well as physical and mobility challenges.

The Mackinnon Service is the only service resource in the Dundee area which provides a range of services and supports for adults with long term conditions, physical disabilities and sensory impairments. The two parts of the service, the Day Centre and the Residential Respite service, are co-located within the same building.

4.5 Project Objectives

4.5.1 Deliver services which continue to improve and meet National Standards for Care.

4.5.2 Remodel the service to meet needs of Dundee City Council service users including those service users with bariatric care and support needs.

4.5.3 Retain service provision at current geographical location.

4.5.4 Continue to improve service quality which delivers better outcomes for people.

4.5.5 A sustainable future for the service delivery over the next 10-15 years.

4.5.6 Achieve best value and best practice in managing our people and resources.

4.6 Constraints

4.6.1 Availability of options within the budget cost restraints.

4.6.2 The geographical site is limited with little opportunity for expansion.

4.7 Short List of Options

4.7.1 Option 1 - Retain Mackinnon Service as it is with no change to the building. **Assessment - Not feasible in the long term.**

Currently, the building cannot meet the needs of all of those identified as requiring a day or respite service. This is as a result of the limitations and restrictions of the property. Individuals with bariatric care can neither access day or respite services/support. Individuals with personal care needs are unable to access the day service as the personal care changing facilities are inadequate.

Although the current Care Inspectorate grading on environment is a 4, which is good, the Inspectorate have been aware that options including a major refurbishment for the building are being considered.

4.7.2 Option 2 - Refurbish the day service without re-modelling the respite facility. **Assessment - Not feasible**

Although this would result in personal care changing facilities being available in the day service, for those currently not able to access the service, it would not address the shortfalls within the respite facility. Respite would remain at 12 bedrooms and unable to support people with bariatric care needs.

- 4.7.3 Option 3 - Refurbish/model the respite facility and not the day service.
Assessment - Not feasible.

This would result in the respite facility being remodeled to provide eight standard bedrooms and two bariatric care bedrooms. Bathing facilities for individuals with bariatric care needs would also be met. The refurbishment of respite bedrooms would also mean that all bedrooms had en-suite showers which they do not currently have.

Day services would remain as they are at present and continue to be unable to provide support for individuals who require personal care changing facilities or for individuals with bariatric care needs.

- 4.7.4 Option 4 - Refurbish the day service and respite facility at a level of provision identified to meet the needs of current Dundee service users.
Assessment - Feasible

Refurbishment of both the day and respite resource will enable the Social Work department to continue to meet the needs of adults with Long Term Conditions, Physical Disabilities and Sensory Impairments as well as those with bariatric care needs. This will support people to live as part of their community as well providing essential support to their carers', some of whom rely on the provision of respite to enable them to continue in their caring role.

- 4.7.5 Option 5 - Contract the whole service provision to an external provider and close Mackinnon day and respite services.
Assessment - Feasible depending on external market availability

Moving service users to an independent service provider could be an option if such a facility was available locally to meet their needs. However, as there is no other local resource available the other option would be to individually commission services for people and this could result in out of authority provision being sourced and purchased. It is unlikely that this would be cost effective. Consideration to redeploying the management and staffing teams would also be needed. None of the existing teams have applied or expressed a wish to consider either early retirement or voluntary redundancy.

4.8 **Impact Statement** - Achieving best value for budgeted funding.

Objectives	Options				
	1	2	3	4	5
Deliver services which continue to improve and meet National Standards for Care	X	X	X	√	√
Remodel the service to meet needs of Dundee City Council service users including those service users with bariatric care and support needs	X	X	X	√	√
Retain service provision at current geographical location	√	√	√	√	X
Continue to achieve an improved quality of service which delivers better outcomes for people	X	√	√	√	√
A sustainable future for the service delivery over the next 10-15 years	X	X	X	√	√
Achieve best value and best practice in managing our people and resources	X	X	X	√	X

- 4.9 Option 4 is the preferred option as it best meets the overall objectives of the project. It is therefore recommended that a full refurbishment of the facilities is undertaken which enables the MacKinnon Centre to remain in its well known and integrated setting in the community whilst becoming equipped to meet the changing needs of this client group in the longer term. This would enable the MacKinnon Centre to retain its place as a regional centre in the delivery of modern respite and skills development and community involvement.
- 4.10 In preparation for the changes a series of consultation meetings have been held with service users, carers and staff to consider, reflect and comment on the proposed refurbishment plans for the Mackinnon Service. Suggested amendments from service users have been included in the final proposed building plans.
- 4.11 These consultation meetings have also included information on service delivery options during the period the building will require to be closed for the refurbishment, which is expected to last for eleven months.
- 4.12 Whilst the city council has been successful in securing alternative premises from which the skills service can be delivered from, this has not been the case with respite care. The hope had been to secure respite, as a block booking, in an existing care home with our own staff providing the support, but this has not been possible for a variety of reasons including, access for all.
- 4.13 For the period of the refurbishment service users will have their respite care individually commissioned for them. Arrangements have also been made to host an information event on the 16th March 2012 in the Mackinnon Centre for service users and carers. Private and voluntary care home providers have been invited to come along to the Mackinnon Centre to set out their "stall" so service users and carers can ask questions and receive more information about specific resources before making any decisions as to where they would wish their respite. Care Managers will also be in attendance at this event to facilitate discussions, if required. This event has been arranged to provide service users with as much choice and control over where they will receive their respite during the refurbishment period.

5.0 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. There are no major issues.
- 5.2 An Equality Impact Assessment has been carried out and will be made available on the Council website <http://www.dundee.gov.uk/equanddiv/equimpact/>.

6.0 CONSULTATIONS

The Chief Executive, Depute Chief Executive (Support Services), Director of Finance and Director of City Development have been consulted in the preparation of this report.

7.0 BACKGROUND PAPERS

Equality Impact Assessment