

OVERVIEW AND SCRUTINY MANAGEMENT BOARD

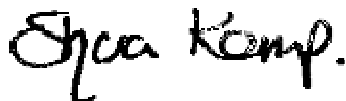
Date:- Wednesday, 5 July 2017 Venue:- Town Hall, Moorgate Street,
Rotherham.
Time:- 11.00 a.m.

AGENDA

1. To consider whether the press and public should be excluded from the meeting during consideration of any part of the agenda.
2. To determine any item which the Chairman is of the opinion should be considered as a matter of urgency.
3. Apologies for Absence.
4. Declarations of Interest
5. Questions from Members of the Public and the Press

Items for Pre-Decision Scrutiny:-

6. 2016/17 Budget Outturn Report (herewith) (Pages 1 - 29)
7. May 2017/18 Financial Monitoring Report (herewith) (Pages 30 - 42)
8. Site Cluster II (report herewith) (Pages 43 - 63)
9. Outcome of the consultation and recommendations on the Learning Disability Offer and the future of in house services for Adults with a Learning Disability and or Autism (report herewith) (Pages 64 - 147)
10. Date and time of next meeting - Wednesday, 26th July, 2017 at 10.00 a.m.



SHARON KEMP,
Chief Executive.

Membership:-

Chairman – Councillor Steele
Vice-Chairman – Councillor Cowles
Councillors Brookes, Clark, Cusworth, Evans, Mallinder, Napper, Sheppard, Short, Walsh and Wyatt.



Cabinet and Commissioners' Decision Making Meeting
Public Report

Summary Sheet

Cabinet and Commissioners' Decision Making Meeting – 10 July 2017

Title

2016/17 Revenue and Capital Outturn

Is this a Key Decision and has it been included on the Forward Plan?

Yes

Strategic Director Approving Submission of the Report

Judith Badger, Strategic Director of Finance and Customer Services

Report Author(s)

Pete Hudson, Chief Finance Manager

Graham Saxton, Assistant Director Finance

Ward(s) Affected

All

Summary

This report outlines the pre-audit revenue, capital and Housing Revenue Account (HRA) outturn positions for 2016/17.

The original revenue budget for 2016/17 approved by Council on 2nd March 2016 was £199.521m. On 7th December 2016 Council approved an additional budget allocation of £8.456m, largely to address pressures within Children's Social Care services, increasing the 2016/17 budget to £207.977m.

This report shows a revenue outturn underspend of £765k against this revised budget inclusive of those Traded Services balances which are carried forward each year in line with Council policy. In addition a total of £1.968m of qualifying expenditure was capitalised, resulting in a final charge against the revenue budget of £205.244m which was £2.733m less than the revised budget. A summary of the Outturn is shown in Section 3.1 Table 1 and details of the Directorate's key outturn variances are shown in Appendix 1.

The outturn position takes account of the carry-forward of unspent balances in respect of specific projects/programmes (Rotherham Partnership, Emergency Planning Shared Service with Sheffield City Council and the Members' Community Leadership Fund). These amount in total to £0.160m.

The Council's General Fund Working Balance remains at £11.269m. The use of reserves to support the additional budget allocation agreed in December 2016 was £5.723m. This is £2.733m less use of reserves than that anticipated when the revised budget was approved.

This outturn position should be seen in the context of the significant increasing cost and demand for Children's Social Care services, the increase in demand for Adult Care Services and the delays in implementing some aspects of the Adult Care Development Programme. Delivering this overall position necessitated the implementation of a moratorium on all but essential spend through stringent procurement controls and recruitment controls (via the newly established Workforce Management Board) and the concerted efforts of both elected Members and senior officers in managing the reducing levels of funding at a time of increasing service need, and also the generally good and responsible financial management on the part of budget managers and budget holders.

The outturn means that the required call on the reserves to fund the additional £8.456m budget approved by Council in December will now be less by £2.733m. The use of reserves has been actioned in accordance with Council's approval in December but instead of drawing down the whole of the available Transformation Reserve (£4.936m), only £2.203m has been used leaving a balance on that reserve of £2.733m.

The Housing Revenue Account (HRA) underspent by £7.224m in 2016/17. Schools out-turned (including Declared Savings) with a combined balance of £1.304m which will be carried forward into 2017/18 in accordance with Department for Education (DfE) regulations.

The Capital Programme outturn shows an underspend of £9.850m (14.8%) against the estimated spend in 2016/17. This is due to the re-profiling of expenditure on a number of schemes and Cabinet is asked to note the underspends and associated re-profiling of certain scheme budgets into 2017/18 as shown in Appendix 4.

Recommendations

That Cabinet:

1. Note the Revenue outturn position of £765k underspend, (Directorate details are set out in Appendix 1) and the capitalisation of £1.968m of qualifying revenue expenditure
2. Approve that the final revenue budget saving of £2.733m be a reduction to the planned transfer from the Transformation Reserve.
3. Approve the Housing Revenue Account (HRA) outturn of £7.224m underspend and its transfer to the HRA Reserve.
4. Note the carry-forward to 2017/18 of the combined schools' balance of £2.834m in accordance with DfE regulations.
5. Approve the reserves position as set out in section 3.20.

6. Note the final capital expenditure and resourcing position, incorporating expenditure of £56.490m against a final budget of £66.340m, and the carry-forward of underspends to re-profile the relevant scheme budgets into 2017/18 as set out in Appendix 3.

List of Appendices Included

Appendix 1- Individual Directorate Outturn positions 2016/17

Appendix 2 - Traded Services Outturn 2016/17

Appendix 3 – Capital Programme Carry-forwards to 2017/18

Background Papers

Estimated Outturn Report to Cabinet – 10th April 2017

Consideration by any other Council Committee, Scrutiny or Advisory Panel

Overview and Scrutiny Management Board

Council Approval Required

Yes

Exempt from the Press and Public

No

Title: 2016/17 Revenue and Capital Outturn

1. Recommendations

That Cabinet:

- 1.1 Note the Revenue outturn position of £765k underspend, (Directorate details are set out in Appendix 1) and the capitalisation of £1.968m of qualifying revenue expenditure
- 1.2 Approve that the final revenue budget saving of £2.733m be a reduction to the planned transfer from the Transformation Reserve.
- 1.3 Approve the Housing Revenue Account (HRA) outturn of £7.224m underspend and its transfer to the HRA Reserve.
- 1.4 Note the carry-forward to 2017/18 of the combined schools' balance of £2.834m in accordance with DfE regulations.
- 1.5 Approve the reserves position as set out in section 3.20.
- 1.6 Note the final capital expenditure and resourcing position, incorporating expenditure of £56.490m against a final budget of £66.340m, and the carry-forward of underspends to re-profile the relevant scheme budgets into 2017/18 as set out in Appendix 3.

2. Background

- 2.1 This report sets out the Council's revenue, capital and HRA outturn position in 2016/17. The Council set a revised revenue budget of £207.977m, a HRA balanced budget after planning a revenue contribution to Capital of £8.159m and a final Capital Programme budget of £66.340m in 2016/17.
- 2.2 The report shows the Council's financial position in relation to management accounts used to monitor performance through the year. The Audit Committee will consider separately the Council's Statement of Accounts in July. The Statement of Accounts shows the financial position in a statutorily prescribed format in compliance with financial reporting standards, which is different in some respects to how the Council's day to day finances are managed.

3. Key Issues

REVENUE OUTTURN

- 3.1 The table below summarises the Revenue Account outturn for 2016/17, after the carrying forward of Traded Services balances (surplus or deficit) in accordance with Council Policy. A summary of the reasons for the most significant year-end variations is provided from paragraph 3.2 to 3.9 with more detail provided in Appendix 1 (where relevant to do so) and details of the Traded Services balances are shown in Appendix 2.

Table 1 – Summary Revenue Outturn 2016/17

Directorate / Service	Revised Annual Budget	Outturn	Variance	Variance
	£m	£m	£m	%
Children & Young People's Services	63.336	65.680	+2.344	+3.7%
Adult Care & Housing	68.338	71.348	+3.010	+4.4%
Regeneration & Environment	46.427	44.716	-1.711	-3.7%
Finance & Customer Services	14.791	13.631	-1.160	-7.8%
Assistant Chief Executive	5.229	5.073	-0.156	-3.0%
Council-wide Services	9.856	6.764	-3.092	-31.4%
Total	207.977	207.212	-0.765	-0.4%
Capitalisation/ Capital Receipts Flexibility	0	-1.968	-1.968	
Total Outturn	207.977	205.244	-2.733	

(+ = overspend, - = underspend)

3.2 Children & Young People's Directorate

The Children and Young People's Services Directorate (excluding School and Pupil Referral Unit delegated budgets) has a net over-spend of £2.344m. The most significant pressure in the Directorate, which has been monitored and reported on continuously over the financial year, is within Children's Social Care services. This is largely due to the number of Looked After Children (LAC) in excess of budget (488 as at 31st March 2017 against a budgeted projection of 460), which reflects the national picture of growing LAC numbers, with mounting pressure on the cost of Independent Fostering Placements and Out of Authority provision and the use of agency staff to cover vacant Social Worker and team manager to secure the right knowledge, skills and leadership and reduce average caseloads to a reasonable level.

3.3 Adult Care and Housing Directorate

The Adult Care and Housing Directorate overspent by £3.010m in 2016/17. The key reason for the overspend within Adult Care services (£3.866m) is due to the increased demand for direct payments and managed accounts, residential and nursing care and domiciliary care packages. Neighbourhoods Services underspent by £0.856m, mainly as a result of additional income from the Furnished Homes scheme and delayed recruitment to staff vacancies pending the review of the Neighbourhood Partnerships service.

3.4 Public Health

Public Health Services are funded via a ring-fenced grant. The service received an in-year reduction in the grant funding of £1.319m (applied by the Government excluding the transfer of children's 0-5 responsibilities) and transferred £0.235m from the Public Health reserve (£592k less than was planned) to meet expenditure in 2016/17. The cumulative balance on the Public Health grant reserve as at 31st March 2017 is £0.788m.

3.5 Regeneration & Environment Directorate

The Directorate of Regeneration & Environment has a total net underspend of £1.711m. This represents underspending on a number of budgets, offsetting some on-going underlying operational pressures and follows service-wide efforts during the year to reduce non-essential spend. In addition £1.233m of qualifying expenditure was charged to capital resources.

Within the overall underspend position, Facilities Management have underspent £0.503m as a result of savings on land and property costs, due to the ongoing rationalisation of Council Buildings. The Rotherham Investment and Development Office (RIDO) have underspent by £0.307m as a result of additional grant income and other one-off funding. Facilities Services have underspent by £0.305m as a result of staff savings. Safer Neighbourhoods have underspent by £0.296m as a result of savings in the Community Protection Service. There were other smaller underspends across the Directorate largely due to reductions in operational spending.

3.6 Overspends were incurred in Building Design and Corporate Projects (£0.115m) as a result of under-recovery of income; in Green Spaces (£0.088m) as a result of under-recovery of income at Rother Valley Country Park; in Planning and Building Control (£0.086m) as a result of under-recovery of income resulting from economic conditions; in Estates (£0.078m) as a result of under-recovery of fee income as a consequence of a vacant post impacting on the service's ability to generate external fee income; and in the Street Scene service (£0.070m) mainly as a result of demand pressures for Home to School Transport.

3.7 Finance and Customer Services Directorate

The Finance and Customer Services Directorate underspend of £1.160m is predominantly in respect of receipt of additional income from the recovery of Housing Benefits overpayments (£295k), reduced costs of collection (£240k) and staff savings and non-staff savings from the moratorium on non-essential spend across Revenues and Benefits, Finance, Procurement and Customer, Information & Digital services.

3.8 Assistant Chief Executive's Directorate

The Assistant Chief Executive's Directorate underspent by £156k. Whilst there was a pressure on the Communications and Media budget (£0.1m) this pressure was more than offset by savings on the Member's Allowances budget and staffing and non-staff savings across the wider directorate as a result of the impact of the moratorium on non-essential spend.

3.9 Council-wide Services

The £3.092m underspend on Council-wide services is mainly due to:

- £1.620m underspend on the capital financing budget as a result of the Council being able to reschedule a market loan, changing interest rate forecasts post-EU Referendum, and a reduced borrowing need in year;
- £0.196m as the cost of the Integrated Transport Authority, Coroners and other levies are less than budgeted;
- £0.489m from the release of a bad debt provision which is no longer required (one-off);

- £0.186m one off dividend income from the wind up of Digital Region Ltd;
- £0.848m additional government income from Section 31 grants (£653k), business rates (£161k) and New Homes Bonus (£34k); and
- £0.464m additional income in excess of budget generated from non-General Fund services.

In addition, £735k of qualifying expenditure was funded from capital resources, utilising the Government's capital receipts flexibilities and in line with the Council's policy for flexible use of capital receipts.

The above underspends were partially offset by a budget pressure arising as a result of not delivering the £1m budget saving in respect of staff terms and conditions of employment for the period October 2016 to March 2017.

- 3.10 Within the Revenue Outturn position reported the Council has made provision for potential liabilities in relation to known CSE claims. The provision has been made in accordance with accounting standards and in consultation with solicitors, insurers and the Council's External Auditors.

3.11 **Traded Services**

For management accounts purposes there are four Traded Services within the Council all of which out-turned a surplus balance in 2016/17 (combined total of £0.241m): the Schools' Meals Service, the Schools' Music Service, Neighbourhoods Dispersed Units and the Schools' Insurance Fund. Details of the services' outturn positions are set out in Appendix 2. The Council's existing practice has been to carry forward 100% of surpluses and deficits and the 2016/17 outturn position has been taken into account in the 2017/18 business plans of the Traded Services.

3.12 **Amounts Carried Forward for Specific Purposes**

In addition to the carry-forward of Traded Services' balances, Council practice is to carry forward committed amounts for specific purposes, if the project or development concerned is a joint arrangement or if the project remains to be completed. These are listed below.

- 3.13 The Rotherham Partnership budget is hosted by the Council but includes contributions from across the partnership. As such, the under-spend does not belong to the Council. As in previous years, the unspent balance is carried forward to support the Partnership's work in 2017/18 (£70,952).

- 3.14 The Council's Emergency Planning Shared Service jointly funded with Sheffield out-turned with an underspend of £70,748. As in previous years this underspend is carried-forward to fund service activity in 2017/18.

- 3.15 The Members Community Leadership Fund (which allocates £1,000 per annum to each ward member) has underspent by £17,905. As in previous years this is carried-forward for use in 2017/18.

3.16 **HOUSING REVENUE ACCOUNT (HRA) OUTTURN 2016/17**

- 3.17 There was an underspend of £7.224m against the HRA Budget in 2016/17 as set out below.

Table 2 – HRA OUTTURN 2016/17

HRA Summary Position	2016/17 Budget £m	2016/17 Outturn £m	2016/17 Variance £m
Expenditure	75.424	72.623	-2.801
Income	-83.493	-85.098	-1.605
Net Cost of Service	-8.069	-12.475	-4.406
Interest Received/Debt Redemption	-0.090	-0.215	-0.125
Revenue Contribution to Capital	8.159	5.466	-2.693
Transfer to/from Reserves	0	0	0
Net Surplus for the year	0	-7.224	-7.224

3.18 The main reasons for the underspend are:

- £0.693m underspend on the cost of Housing repairs principally due to faster void turnaround within the empty homes budget and a reduced level of spend on responsive work programmes and overheads.
- £1.430m underspend on Supervision and Management - mainly due to higher than expected staff turnover, reduced pension costs, review and reduction in the provision for disrepair claims, savings on non-pay budgets (computer maintenance, printing and postage) and lower fuel prices within District Heating schemes.
- £0.406m underspend on the Provision for Bad Debts due to the proposed changes to the welfare benefits system being less of an impact than anticipated.
- £0.289m underspend on the cost of Capital/Debt Management charges due to the timing of borrowing and lower than anticipated interest rates.
- £0.950m additional income from dwelling rents due to faster turnaround times on void properties and a reduction in rent allowances, plus additional income from unbudgeted strategic acquisitions.
- £0.496m additional charges for services and facilities in respect of the furnished homes scheme.
- £2.694m underspend on Revenue Contributions to Capital due to in year reduction in the capital programme to mitigate the impact of the revised social rents policy on the long term HRA business plan plus alternative funding being identified to fund strategic acquisitions.

3.19 **SCHOOLS' OUTTURN 2016/17**

School balances (including Declared Savings) at the end of 2016/17 for the Council's maintained schools and pupil referral units amount to £1.304m. This is £2.418m less than at the previous year end and takes account of schools that converted to academies during 2016/17.

3.20 RESERVES

3.20.1 Revenue Reserves

The Council's General Fund the overall balance remains at £11.269m. Overall, the Revenue Outturn is in balance for the year after allowing for the planned use of reserves of £5m agreed at the time that the 2016/17 budget was set and a further £5.723m additional use of reserves approved by Council in December 2016. The planned use of reserves takes into account the carry-forward of trading services balances (£0.241m) and other specific earmarked funding (£0.160m) as described in 3.12 – 3.15.

This leaves total revenue reserve balances at the end of 2016/17 of £88.395m, a decrease of £12.083m on the level of reserves at the end of 2015/16.

The movements in reserves during 2016/17 are summarised in the table below and are followed by an outline of the main changes and reasons for holding balances in these reserves.

Table 3 – Movement in Revenue Reserves 2016/17

	Balance as at 1 April 2016 £m	Movement in the year £m	Balance as at 31 March 2017 £m
General Fund Balance – Non Earmarked	11.269	0.000	11.269
General Fund Balance – Traded Services & Carry Forwards from 2015/16	0.589	-0.589	0.000
Sub-Total	11.858	-0.589	11.269
HRA Balance	27.932	7.224	35.156
School Balances (including Declared Savings)	3.722	-2.418	1.304
Carry-forward Earmarked Reserves	0	0.401	0.401
Insurance	0.350	0.000	0.350
Business Rates	4.000	0.000	4.000
Pensions	6.000	0.000	6.000
Transformation	5.151	-2.418	2.733
Looked-After Children	6.000	-4.000	2.000
Furnished Homes	3.277	-0.226	3.051
Private Finance Initiative (PFI)	14.638	-0.475	14.163
Revenue Grants	13.970	-9.638	4.332
Other Earmarked	3.580	0.056	3.636
TOTAL	100.478	-12.083	88.395

3.20.2 The chief reasons for the movements in the main balances are:

- HRA Balance £35.155m (£7.224m higher) - the working balance has increased as a result of the outturn for the financial year.
- Schools Balances £1.304m which are held and ring-fenced for the specific use of schools are £2.418m lower. The overall balance has reduced in the financial year by the £1.450m schools' outturn and balances transferred to new Academies and special schools (£0.968m).
- Carry-forward Earmarked Reserve £0.401m specific earmarked reserves created in 2016/17 for the carry-forward of traded services balances and specific annual carry-forward requests.
- Insurance - £0.350m to cover claims incurred but not yet reported to the Council and not taken account of in the Insurance Provision
- Business Rates - £4m to cover residual risks relating to appeals, NHS trusts claim for charitable relief, and business closures not taken account of in the provision for business rates appeals
- Pensions - £6m as part of meeting the Council's pension obligations across the medium term.
- Transformation £2.733m (£2.418m lower) this reserve has been set aside for meeting the likely significant additional costs and potential liabilities facing the Council in order to help bring about a 'fit for purpose' Council, at the earliest opportunity.
- Looked-After Children £2m (£4m lower) the reserve is being used to support the investment in Children's social care services.
- Furnished Homes £3.051m has reduced by £0.226m. This reserve is used to meet the additional capital financing cost following the capitalisation of furniture purchases in 2014/15. £0.616m of the trading surplus made in 2016/17 in excess of target has been used to support the Council's 2016/17 Revenue Budget.
- Private Finance Initiatives (Schools, Leisure and Waste) £14.163m decreased by £0.475m. These reserves are used to effectively manage the income and expenditures relevant to the schemes over the life of the contracts in line with the agreed finance and accounting models.
- Revenue Grants £4.332m (£9.638m lower) representing revenue grants (including a balance of £3.169m DCLG Transformation Grant) which are to be used to meet future spending plans relevant to the terms and conditions of the grant. The significant reduction on these grants includes the carry-forward of the deficit balance on the Dedicated Schools Grant (£5.213m) which, in accordance with Government policy, can be carried forward for the deficit to be addressed in the following year or the year after that. Children's services have already implemented plans to recover £3m of the deficit in 2017/18 and are currently developing plans to recover the balance.

- Other Earmarked £3.637m (£0.057m higher) – a range of reserves set aside for service specific purposes, the principal ones being the Selective Licensing reserve in line with the requirement for the service to be self-financing and the specific reserve to cover potential future financial impact of schools converting to Academy status.

3.20.3 **Capital Reserves** – the total un-earmarked capital reserve balances at the end of 2016/17 are £8.820m, an increase of £4.816m on the level of reserves at the end of 2015/16. The improvement in available resources is largely due to an increase in capital receipt income from Right-to-Buy sales (£5.650m received in 2016/17) and the early repayment of a loan (£4.392m), which forms part of the General Fund capital receipts balance.

Table 4 – Capital Reserves

	Balance as at 31 March 2017 £m	Committed Resources £m	Un-earmarked as at 31 March 2017 £m
Capital Receipts			
General Fund	20.867	18.310	2.557
HRA	6.555	0.720	5.835
Sub-Total	27.422	19.030	8.392
Capital Grants			
General Fund not service specific	0.559	0.131	0.428
General Fund (Service Specific)	10.863	10.863	0.000
HRA	0.062	0.062	0.000
Sub-Total	11.484	11.056	0.428
Major Repairs Reserve – HRA	5.218	5.218	0.000
TOTAL	44.124	35.304	8.820

3.21 CAPITAL OUTTURN POSITION 2016/17

3.21.1 The 2016/17 outturn position in respect of capital expenditure is shown in summary form by Directorate below:

Table 5 – 2016/17 Capital Expenditure by Directorate

Directorate	2016/17 Budget £m	2016/17 Outturn £m	2016/17 Variance £m
Children and Young People's Services	7.971	6.580	-1.391
Regeneration & Environment	20.328	15.300	-5.028
Adult Care & Housing	31.628	29.065	-2.563
Finance & Customer Services	4.113	3.022	-1.091
Sub Total Capital Outturn 2016/17	64.040	53.967	-10.073
Capitalisation Direction	2.300	2.523	+0.223
Outturn Capital Expenditure 2016/17	66.340	56.490	-9.850

3.21.2 The final level of capital expenditure for 2016/17 varied against the final budget by £9.850m: an underspend of 14.8%. The main variances contributing to this underspend are:

- Carriageway Resurfacing (£0.555m underspend). Operational resources had to be diverted to other, high priority, schemes;
- STEP2 (£1.105m underspend). Operational resources had to be diverted to other high priority schemes;
- Brinsworth Library (£0.497m underspend). A feasibility sketch and building cost estimate have been drafted for the project. It is hoped further progress will be made in 2017/18;
- Special Educational Needs & Disability (SEND) targeted capital funding (£0.496m underspend). A report was considered by Members on the 13th March 2017 highlighting areas of need to be addressed in 2017/18;
- Land Enabling and Strategic Acquisitions (£0.636m underspend). Planned purchase of properties at Waverley was delayed due to contractor issues. The purchase of the properties will now take place in the Spring/Summer of 2017;
- District Heating Schemes (£0.409m underspend). Problems identifying suitable sites, and necessary delays to the scheme over the Winter months led to the budget not being fully utilised;
- ICT Digital Strategy (£0.584m underspend). Individual sub-projects are still in the developmental stage and reports will be brought forward once finalised;
- Operational Property Condition Maintenance Programme (£1.112m underspend). Several projects have underspent, or not started, due to preliminary delays. These will continue/start in 2017/18;
- Suitability and Conditional Works Programme CYPS (£0.522m underspend). Of the £0.900m approved budget for this programme of suitability and conditional works £0.522m remains to be re profiled into 17/18.

Where an in-year underspend has occurred, and funding is still required to complete the project, the unspent balance from the 2016/17 has been carried-forward and re-profiled into 2017/18. The detail of the carry-forwards is set out, on a scheme by scheme basis, in Appendix 3.

3.21.3 Capital Receipts

The Council is continuing to undertake a comprehensive review of its assets and buildings portfolio with the aim of rationalising both its operational and non-operational asset holdings. This may contribute future capital receipts, the first £2m of which is earmarked to support the revenue budget, using the new capital receipts flexibilities introduced from the 1st April 2016, to fund expenditure relating to transforming Council services to generate future revenue efficiency savings.

During 2016/17 General Fund capital receipts of £6.716m were generated and the table below shows the more significant capital receipts that were received. These receipts form part of the Council's Capital Reserves (para 3.20.3 above). Although a significant loan repayment was received in 2016/17, that cannot be used to support the revenue budget as only those receipts generated by the disposal of property, plant and equipment assets can be used in that way.

Table 6 – General Fund Capital Receipts Received in 2016/17

	£m
Plot 2 Greasbrough Depot	0.775
Parkstone House & Land Adjacent	0.615
Land off of Browning Road	0.330
Former Rawson Road Car Park	0.225
Other Miscellaneous Capital Receipts	0.379
Sub Total – Usable In-Year Capital Receipts	2.324
Repayment of Loan	4.392
Total Capital Receipts	6.716

3.21.4 **Funding of the Capital Programme** - the £56.490m of capital expenditure was funded as shown in the table below:

Table 7 – Funding of the 2016/17 Capital Programme

Funding	2016/17 Budget £m	2016/17 Outturn £m	2016/17 Variance to Budget £m
Grants and Contributions	17.629	16.488	-1.141
Unsupported Borrowing	14.376	7.870	-6.506
Usable Capital Receipts – HRA	1.009	0.899	-0.110
General Fund	6.347	7.050	+0.703
Housing Major Repairs Allowance (HRA)	21.182	18.630	-2.552
Revenue Contributions:			
HRA	5.466	5.466	0.000
General Fund	0.331	0.087	-0.244
TOTAL	66.340	56.490	-9.850

4. Options considered and recommended proposal

4.1 This detail is set out in section 3 above.

5. Consultation

5.1 Revenue Budget and Council Tax for 2016/17 Report to Council 2nd March 2016.

Estimated Outturn Revenue Budget Monitoring report 2016/17
Strategic Directors and Service Directors of the Council
Local Government Act 2003

6. Timetable and Accountability for Implementing this Decision

6.1 The Strategic Director of Finance and Customer Services is responsible for implementing any actions arising from the supported recommendations in this report. These should be actioned at the earliest opportunity to aid the monitoring of the 2017/18 Revenue Budget and Capital Programme.

7. Financial and Procurement Implications

7.1 The financial issues are discussed in sections 7 above.

8. Legal Implications

8.1 No direct legal implications

9. Human Resources Implications

9.1 No direct implications

10. Implications for Children and Young People and Vulnerable Adults

10.1 No direct implications

11 Equalities and Human Rights Implications

11.1 No direct implications

12. Implications for Partners and Other Directorates

12.1 No direct implications

13. Risks and Mitigation

13.1 The need to deliver a stable and balanced financial position in the short and medium term is a key corporate risk for the local authority and is reflected in the Corporate Risk Register.

13.2 As set out in section 3.20.1 as at 31st March 2017 the Council General Fund working balance was £11.269m. This is the same level as 2015/16 prior to which it was increased in light of the unprecedented speed of funding, welfare and other policy change. Having assessed the risks plus their impact on available balances and the potential scale of the financial challenges facing the Council, the Strategic Director of Finance and Customer Services confirms that at this stage it is reasonable to maintain the minimum working balance at this level, which takes into account the twin objectives of minimising the cost to the taxpayer whilst minimising the effect financial risk on the Council. Given current uncertainty about the longevity of funding and policy commitments it is intended that this balance will be carefully managed and may need to increase further to meet the level of risks in the system. Also as outlined in section 3.20.1 the Council also maintains separate Revenue Balances in respect of the HRA and Schools.

14. Accountable Officer(s)

Approvals Obtained from:-

Strategic Director of Finance and Customer Services:- Judith Badger

Assistant Director of Legal Services:- Dermot Pearson

Head of Procurement (if appropriate):-

This report is published on the Council's website or can be found at:-

<http://moderngov.rotherham.gov.uk/ieDocHome.aspx?Categories=>

APPENDIX 1

Individual Directorate Outturn Positions

Children and Young People's Service	£m	Key reason(s) for variance
Directorate Wide	0.1	Costs of temporary interim managers and additional management support costs.
Locality Social Work Teams	0.1	Pressure on Direct Payments from both an increase in client numbers and the value of payments for clients who have more complex educational and disability needs. Additional agency staff costs incurred whilst recruiting to newly qualified Social Worker posts.
School Effectiveness	0.2	Reduced income from traded activities
Inclusion Services	(0.5)	Renegotiated Health contributions towards Complex Needs Placements (Education, Health and Care assessments). Additional spend on special educational needs and disability (SEND) transferred for funding through the DSG High Needs Block.
Early Years	(0.2)	Review of expenditure resulting in some costs transferring to the Dedicated Schools Grant Block
Early Help	(0.2)	In year savings within Children's Centres and from effective vacancy management within the service.
Children Looked After	2.8	Additional numbers of Looked after Children (revised budget provision for 460, actual numbers as at 31 st March of 488) contributing to overspends on Out of Authority Residential placements and Independent Fostering Agency placements. There was also an overspend on providing Leaving Care allowances and reduced income from

		Continuing Health Care contributions resulting from a change in funding criteria. These pressures were partially mitigated by savings resulting from the closure of Children's Residential Care Homes and additional grant income (Unaccompanied Asylum Seeker Children and Inter Agency Adoption).
Total Children & Young People's Service Variation	2.3	

The Table below provides comparative information for the number and cost of Looked After Children for 2015/16 and 2016/17.

LOOKED AFTER CHILDREN Placement Type	2015/16		2016/17		Actual Number of placements as at 31st March 2017
	Average No. of placements	Average Cost of Placement	Average No. of placements	Average Cost of Placement	
		£ per week		£ per week	
Out of Authority Residential	41.3	3,746	45.7	3,803	48
Remand	0.7	2,995	1.3	1,339	1
Independent Fostering Agencies	115.5	908	150.7	900	162
<i>Standard</i>	63.9	753	93.0	763	109
<i>Complex</i>	35.9	977	35.7	1,046	32
<i>Specialist</i>	15.7	1,358	22.0	1,243	21
In-house Fostering	189.0	281	179.0	333	197

Adult Care & Housing	£m	Key reason(s) for variance
Adults general, Management, Training and Support	(0.1)	Planned delay on new qualifications training plus savings on recruitment to senior management posts.
Older Peoples Services	3.0	Overspends in respect of residential and nursing care due to a increase in the average cost of care packages, continued increased take up of Direct Payments/Managed Accounts/Domiciliary Care packages including an income budget pressure in respect of fees and charges. These pressures have been reduced by higher than anticipated staff turnover within Assessment and Care Management, plus additional non-recurrent Better Care Funding from Rotherham Clinical Commissioning Group (CCG).
Learning Disability Services	(0.9)	Overall underspend in respect of the lower take up of Shared Lives scheme, reconfiguration of Community Support and additional CHC income for supported living schemes, plus higher than anticipated staff turnover within in-house residential and day care provision.
Mental Health Services	0.9	Overspend due to additional high cost residential care placements plus increased take up of Direct Payments/Managed Accounts.
Physical and Sensory Disability Services	1.4	Overspend due to high cost residential and nursing placements plus additional demand for Direct Payments/Managed Accounts.
Adult Safeguarding	(0.2)	Higher than anticipated staff turnover due to restructure, additional funding for Domestic Violence and higher than anticipated income from managing Court of Protection cases.
Housing Related Support	0.1	Overall overspend due to delays in achieving budget savings on external contracts.
Commissioning, Performance and Quality	(0.3)	Underspend due to higher than anticipated staff turnover pending restructure, and lower than anticipated take-up of the new advocacy contract.
Total Adult Services	3.9	

Neighbourhoods General Fund		
Housing Options	(0.7)	Increased service fee income in respect of Furnished Homes scheme and private sector adaptations.
Neighbourhood Partnership and Engagement Services	(0.2)	Higher than anticipated staff turnover within Area Assemblies plus underspends due to the moratorium on non-essential spend and an underspend within the Members Community Leadership Fund.
Variations Less than £100k	-	Strategic Housing and Investment/Central Services
Total Neighbourhoods General Fund Variance	(0.9)	
TOTAL ADULT CARE & HOUSING	3.0	

Public Health	£m	Key reason(s) for variance
Public Health (Specific Grant)	0	In addition to the use of the 2016/17 Public Health Grant (which reduced by £1.319m from 2015/16) the service utilised £235k of its reserve to present the balanced outturn. This is a very positive outturn for the service as the use of reserve was £592k less than had been planned for 2016/17.

Regeneration & Environment	£m	Key reason(s) for variance
Estates	0.1	Under recovery of fee income due to a vacant post which has affected the services ability to generate external income. The service also engaged in non-fee earning work. Overspend partly offset by higher than budgeted income from Commercial Property.
Facilities Management	(0.5)	Savings on land and property costs due to the ongoing rationalisation of Council buildings. Staff savings as a result of vacancies and the capitalisation of premises lifecycle expenditure, resulting in an underspend on the premises fund.
Building Design and Corporate Projects	0.1	Under-recovery of income partly offset by service-wide staff savings
Adult Care & Housing Properties	(0.1)	Savings on utilities as a result of building closures during the year.
Markets	(0.1)	Revaluation gain following upwards revaluation of the Markets building.

Planning & Building Control	0.1	Under-recovery of income on Building Control applications and Local Land Charges as a result of economic conditions.
Rotherham Investment & Development Office (RIDO)	(0.3)	Additional grant income from the Department of Business, Energy and Industrial Strategy (BEIS), European Regional Development Fund (ERDF) Growth Hub and the use of reserves.
Facilities Services	(0.3)	Staff savings and an underspend on the Schools Catering traded service which will be carried forward into 2017/18.
Business Unit	(0.1)	Savings due to the moratorium on non-essential spend and offering a reduced training programme.
Green Spaces	0.1	Under-recovery of income at Rother Valley Country Park.
Tourism & Marketing	(0.1)	Staff savings and a reduced events programme in 2016/17.
Libraries & Customer Services	(0.2)	Staff savings as a result of vacant posts during the consultation period and non-pay savings as a result of the moratorium on non-essential spend.
Theatres	(0.2)	Staff savings as a result of vacant posts during the year and increased income.
Street Scene Services	0.1	An overspend in the Corporate Transport Unit, mainly home to school transport due to demand pressures, partly offset by savings in Street Cleansing and Grounds Maintenance as a result of staff savings.
Safer Neighbourhoods	(0.3)	Staff savings from vacancies in the Community Protection Service.
Emergency Planning and Health & Safety	(0.1)	Staff savings from vacant posts and savings to non-pay budgets.
Variation less than £100k	0.1	Corporate Environmental Team, Children's Capital Team, Corporate Property Management, Managed Workspace, Regeneration, Transportation, School Crossing Patrols, Sports Development, Trees & Woodlands, Heritage Services, Museum, Galleries & Archives, Community Safety and Business Regulation. Network Management
Total Regeneration & Environment Variance	(1.7)	

Finance & Customer Services Directorate	£m	Key reason(s) for variance
Revenues & Benefits	(0.8)	Recovery of Housing Benefit overpayments (£295k), reduced costs of collection (£240k) and staff cost savings (£236k) from vacancies and reduced overtime payments.
Customer, Information and Digital Services	(0.2)	Staff cost savings due to recruitment delays to the restructured service and additional income generation.
Finance	(0.1)	Staff cost savings and non-staff cost savings as a result of the spending moratorium.
Procurement	(0.1)	Staff cost savings and non-staff cost savings as a result of the spending moratorium.
Variation less than £100k	-	Legal, Elections, Statutory Costs, Business Unit and Internal Audit
Total Finance & Customer Services Variance	(1.2)	

Assistant Chief Executive	£m	Key reason(s) for variance
Communications & Media	0.1	Additional staff costs, system and subscription costs
Democratic Services	(0.1)	Savings due to Members not receiving full Supplementary Responsibility Allowances (SRAs) and changes to Pension legislation. No expenditure incurred in respect of Town Twinning budget.
Policy & Partnerships	(0.2)	Staff cost savings and non-staff cost savings as a result of the spending moratorium. One-off income from the Local Government Association (£31k). NB: The underspend on the Partnership budget (£71k) – see Appendix 3
Variation less than £100k	-	HR & Payroll, Management Support, Chief Executive's Office
Total Assistant Chief Executive Variance	(0.2)	

APPENDIX 2

Traded Services Outturn 2016/17

The table below shows details of the Traded Services Outturn which in accordance with Council Policy are carried forward (surpluses or deficits) each year. All traded services in 2016/17 out-turned with a surplus balance.

2017/18 Service Business Plans reflect the carry-forward of these balances.

Directorate	Service	Outturn (Surpluses)
		£
Children & Young People's Services	School Meals Service	125,235
	School Music Service	28,168
Adult Care & Housing	Dispersed Units	79,489
Finance & Customer Services	Schools Insurance Fund	7,916
TOTAL		240,808

Capital Programme – Carry-Forwards into 2017/18

CHILDREN AND YOUNG PEOPLE'S SERVICE

Project	Carry-Forward Explanation	£m
Primary Schools		
Kiveton Park Infants	This project has provided a new nursery building to replace the old dilapidated nursery modular classroom building, and was completed over the Easter holiday period, in April 2017. The under spend will be re-profiled into 2017/18 to meet residual costs.	0.036
Laughton J&I	This project was started in 2016/17 and will provide a two classroom block extension and alterations to the main school building. The under spend will be re-profiled into 2017/18.	0.052
Maltby Hall Infants	This project was started in 2016/17 and relates to the demolition of an unused building. There have been various delays while different options were considered and then a further delay for a bat survey. The under spend will be re-profiled into 2017/18.	0.095
High Greave Infants	The scope of a previously approved project, to re-site existing mobile modular units, has been expanded to include development of the outside area using additional Early Years Capital funding from the Government.	0.009
Other Projects		
Special Educational Needs and Disability provision	A re-profiling of expenditure on the Special Educational Needs and Disability provision into 2017/18.	0.496
Capitalised Minor Enhancement programme	Using Government funding, minor enhancement works are carried out at schools. The under spend on the 2016/17 programme will be re-profiled into 2017/18.	0.377
Property Adaptations	Works to private properties to increase the Borough capacity for foster care placements. The under spend on the 2016/17 programme will be re-profiled into 2017/18 to continue those developments.	0.062
TOTAL - CHILDREN AND YOUNG PEOPLE'S SERVICE		£1.127m

ADULT CARE & HOUSING

<u>Project</u>	<u>Carry-Forward Explanation</u>	<u>£m</u>
<u>Neighbourhoods Services</u>		
Canklow Clearance	This is the continuation of a house clearance project. A small number of properties remain that need to be acquired and then demolished to clear the area.	0.142
Bellows Road Service Centre Clearance	The remaining budget for Bellows Road is for the compensation payments to traders.	0.056
IHMS – Phase 2	This phase of the project (Stock asset information – Keystone), started in 2016/17, work is continuing into 2017/18.	0.117
Fuel Poverty – Vulnerable People	A programme of thermal works (cavity wall and loft insulation) to homes, to alleviate fuel poverty in the private sector, has been delivered (242 homes in 2016/17). The scheme will continue into 2017/18 with a further 25-30 properties receiving investment.	0.048
Area Assembly Capital	Each of the 7 Area Assemblies received an allocation to be spent in line with priorities for each area. The underspend in 2016/17 is to be carried forward to deliver the work, mainly highways related, that was ordered but not delivered within the year.	0.050
Land Enabling and Strategic Acquisitions	Planned purchase of properties at Waverley was delayed due to contractor issues. The purchase of the properties will now take place Spring/Summer of 2017.	0.636
TOTAL – ADULT CARE & HOUSING DIRECTORATE		£1.049m

REGENERATION & ENVIRONMENT

Project	Carry- Forward Explanation	£m
Culture, Sport & Tourism		
Strategic Review of Libraries	<p>No spend in 2016/17 due to reviewing options for the future service offer of Library and Customer Services across all 16 sites.</p> <p>The Library Strategy and future service offer were approved by Council during 2016-17. This included specific recommendations relating to relocation of, and changes to, services which require capital expenditure during 2017-18. These, along with any additional proposed changes to service delivery, are being progressed in line with the wider review of assets.</p>	0.078
Brinsworth Library	<p>This project has been progressed in partnership with Brinsworth Parish Council during 2016-17. An options appraisal has recently been requested which will consider ways to continue to deliver and improve library provision in the area.</p> <p>Any proposed changes would be considered by Cabinet and would need to take account of the statutory nature of library provision, and the Council's wider review of assets. It is expected that this will take place as a matter of urgency during 2017-18.</p>	0.497
Alexandra Park	Some of the works profiled for 2016/17 required time to settle before finishing works could be undertaken. This has moved the final spend into 2017/18.	0.007
Clifton Park Bollards	Delay in provision of an electrical supply to the site has meant that completion of the project has been delayed into 17/18.	0.040
Barkers Park Changing Facilities	Procurement of contractors moved profiled spend into 2017/18.	0.040
Sanctuary Fields	The funding was to be utilised as a match for new equipment, but the application to a third party funder failed. There is a new application in progress for 2017/18.	0.005
Wath Park	The preferred contractor from the tender process went into administration leading to the re-profiling of expenditure. Contractor procured and contracts in place for delivery in June 2017.	0.037
Packman Way	This scheme has been delayed into 2017/18 as having employed a company	0.020

	to undertake soil sampling and testing, the site was found to be contaminated. A new site is required. The funding will now be spent at West Melton Park (this is allowable within the terms of the funding). Spend expected 2017/18.	
Firsby Reservoir Phase 2	Ancillary earthworks, access works and ecology works have been postponed to 2017/18 to give the site a further year of natural recovery before any further works.	0.016
<u>Planning Regeneration and Transport</u>		
Town Centre Business Vitality Scheme	The carry-forward is in respect of grants to support new business start-ups into 2017/18.	0.074
Acquisition of Riverside Precinct	Agreement yet to be reached with occupants, re-profiled into 17/18.	0.347
Forge Island Redevelopment	Works to be carried out on the footbridge, including the roof and parapet. Demolition works complete.	0.030
Bassingthorpe Farm Development	Delayed start on site to minimise damage to the farmers' fields and crops after a period of very wet weather.	0.160
Pit House West Site Investigations	Project re profiled into 17/18.	0.046
Bailey House Condition	New projects associated with works at Bailey House have been approved for 17/18. To make it cost and time effective some of the works relating to this project have been delayed to correspond in 17/18.	0.075
Operational Property Condition Maintenance Programme	A number of projects within the property condition maintenance programme have underspent, or not started, due to preliminary delays and will continue/start in 17/18. These include RVCP heating/hot water system, Maltby Library relocation, Barbers Ave Depot roller shutters, Wath Library concrete works, Bailey House asbestos, and Hellaby Depot re-roofing.	1.112
Operational Buildings Capital Investment	A number of projects within the operational buildings capital investment programme have underspent or not started due to preliminary delays and will continue/start in 17/18. These include Markets complex works, Barbot Hall Industrial Estate retaining bank, Hellaby Depot Air Con, Bailey House Roof, Civic Theatre Dressing Rooms, and Victoria Park Rawmarsh foul drainage.	0.234
Suitability and Conditional	Of the £0.900m approved budget for this	0.522

Works Programme CYPS	programme of suitability and conditional works £0.522m remains to be re profiled into 17/18.	
<u>Community Safety & Environment</u>		
Landfill Sites	The carry-forward request is largely due to a number of operational issues. Wath experienced issues with the compressed air and pumping systems resulting in the use of loan equipment. Vandalism at Dropping Well Landfill has led to delays with works to the ground gas flare. Increased workloads, and staffing issues, have also impacted. Work to lay a new leachate line at the Wath site, together with electrical supply upgrade at the Dropping Well site, are expected during 17/18.	0.066
Wath upon Dearne Flood Alleviation Scheme	As a result of cost savings on the original brief, additional works were agreed with the funder (Environment Agency). These works have progressed slowly due to staff resourcing issues.	0.043
Herringthorpe Valley Flood Defence	Work slipped due to a lack of capacity to carry out the works in house, as was initially proposed. Additional resources have now been allocated, the second phase of specialist modelling work has just been let to consultants and this work is progressing.	0.015
Whiston Brook flood storage	This is a joint project with the Environment Agency and was delayed due to their requirement for the computer modelling to be compatible with their systems. This issue has now been resolved and work is progressing.	0.030
Highways Maintenance	The in-year underspend will be carried forward to 17/18. This was the result of other schemes having to take priority, in particular improvements to the A618.	0.476
Highways Delivery (Connectivity, Network Management, Local Safety, Bus Projects, Smarter Choices & Step2)	Issues with the SCR approval process in respect of the STEP2 programme led to delays in projects commencing. Additionally the emergence of other schemes such as the A618 Growth Corridor placed further demands on the same design and delivery teams.	0.114
Bridges	Bridge works funded by grant re-profiled into 2017/18.	0.093
Pool Green Roundabout Highways Scheme	Re-profiling of expenditure into 2017/18 as the design and implementation resource to carry out the remaining safety	0.164

	audit works was redirected to the A618 scheme, which took priority.	
A57 Scheme	Re-profiling of expenditure due to delays in agreeing with residents the installation of an electric gate and associated power supply.	0.058
SYITS	System Acceptance Testing and works on going. Slipped into 17/18 due to contractors work load and inability to meet original targets.	0.134
A630 Sheffield Parkway Widening	Project was delayed as traffic modelling by a third party consultant did not take place as originally timetabled and there was late commissioning of consultants through the Highways England Framework.	0.224
Waverley Link Road	Expenditure on the new Waverley Link Road was limited as a final decision on HS2 wasn't confirmed and agreement hadn't been reached with Sheffield City Council on the utilisation of playing fields.	0.174
Traffic Signal red light camera digital upgrade scheme	The delay in completion of the project has largely been down to issues with the provision of new BT phone lines and electrical connections. However the project is ongoing and is planned to complete in 17/18.	0.248
CIL Software	Delay in acquisition of system due early 17/18.	0.030
TOTAL – Regeneration & Environment Directorate		- £5.209m

FINANCE & CUSTOMER SERVICES DIRECTORATE

Project	Carry Forward Explanation	£m
ICT Strategy	A carry-forward request in respect of ongoing ICT Strategy 2 infrastructure projects and the financial systems project.	0.024
ICT Resilience	Resilience works within the Bailey House data centre. Part of the Bailey House renovation project referred to above.	0.009
ICT Digital Strategy	During 2016/17 work has been undertaken firstly to develop the Digital Council Strategy, which was approved by the Cabinet and Commissioners' Decision Making Meeting in September, and secondly to develop key themes for future investment to enable the Council to meet the objectives of the Strategy. Following the conclusion of this work, business cases will now be brought forward for individual projects, such as Digital Collaboration, Digital Customer Services, Digital Place and Digital Workplace. As such the approved budget requires profiling into 2017/18.	0.584
Network Equipment Refresh	Ongoing programme of network improvements re profiled into 17/18.	0.048
Computer Refresh	Ongoing programme to refresh staff computers re profiled into 17/18.	0.355
Replacement of server equipment	Ongoing programme to replace end of life and non-compliant IT server equipment re profiled into 17/18.	0.107
TOTAL Finance & Customer Services Directorate		£1.127m



Public Report

Summary Sheet

Cabinet and Commissioners' Decision Making Meeting – 10 July 2017

Title

May Financial Monitoring Report 2017/18

Is this a Key Decision and has it been included on the Forward Plan?

No

Strategic Director Approving Submission of the Report

Judith Badger – Strategic Director of Finance and Customer Services

Report Author(s)

Anne Ellis – Finance Manager, Finance & Customer Services

Email: anne.ellis@rotherham.gov.uk

Ward(s) Affected

All

Executive Summary

This report sets out the financial position for the Revenue Budget at the end of May 2017 and is based on actual costs and income for the first two months of 2017/18 and forecast for the remainder of the financial year. This is the first of a series of monitoring reports for the new financial year which will continue to be brought forward to Cabinet and Commissioners on a regular basis.

Delivery of the Council's Revenue Budget and Medium Term Financial Strategy within the parameters agreed at the start of the current financial year is essential, if the objectives of the Council's Policy Agenda are to be achieved. Financial performance is a key element within the assessment of the Council's overall performance framework.

As at May 2017 the Council has a forecast overspend on General Fund of £6.9m. The majority of the £24m budget savings approved within the 2017/18 are being achieved. £11.9m of those savings are Directorate budget savings. However, in addition to those budget savings, Directorates also have to achieve £5.4m of budget savings in 2017/18 which were agreed in previous budgets. Total Directorate savings for 2017/18 therefore are £17.3m. The current position is that around £5.3m of those total savings are at risk of not being achieved in this financial year (and are reflected in the current overspend projection). Work continues to identify alternative or additional savings in order to maintain a balanced budget position.

Management actions also continue to address areas of overspend. The overall budget position will continue to be monitored closely with regular updates on progress in maintaining a balanced budget position reported regularly through these Financial Monitoring reports.

The projected outturn position also assumes that the savings of £1.1m for 2017/18 set against staff terms and conditions of employment are met from Directorate staffing budgets. The process for identifying and capturing those savings against workforce budgets is currently being agreed.

The forecast overspend should be set against a backdrop of the Council having successfully addressed cost pressures of £138m over the last six financial years and having to save a further £24m in the current year and to deliver an additional £42m in efficiencies and savings in the following two financial years in order to balance the Council's General Fund Revenue Budget by 2019/20.

A significant in-year pressure of £4.880m on the Dedicated Schools Grant (DSG) High Needs Block continues. A recovery strategy set in place last year will however resolve £3m of the deficit and mitigate the in-year pressure through a series of measures including: a revised Special School funding model; a review of high cost out of authority education provision with a view to reducing cost and moving children back into Rotherham provision where possible; and a review of inclusion services provided by the Council. Whilst this pressure does not directly affect the Council's financial position at this time it is imperative that the recovery strategy is implemented in order to address this position and avoid any risk to the Council in the future.

Control over spending is critical to maintaining a robust Medium Term Financial Strategy and avoiding unplanned spending impact on the Council's reserves. All Services continue to develop mitigating actions and alternative savings to compensate for financial pressures and delays in delivering the full amount of savings. The financial monitoring report to Cabinet in September will provide updates on these actions.

Recommendations

That Cabinet:

- Notes the current forecast overspend for 2017/18 of £6.9m.
- Notes that management actions continue to be developed to address areas of overspend and to identify alternative and additional savings to mitigate shortfalls in achieving planned savings in 2017/18.
- Notes that a detailed Dedicated Schools Grant (DSG) Recovery Strategy which will transfer £3m in 2017/108 to reduce the forecast High Needs Block deficit and mitigate the in-year pressure through a series of measures has been set in place. .

- Notes that the Capital Programme position and Treasury Management key indicators for the first quarter of 2017/18 will be reported as part of the July monitoring cycle.

List of Appendices Included

None

Background Papers

Revenue Budget and Council Tax Setting Report for 2017/18 to Council 8th March 2017

Consideration by any other Council Committee, Scrutiny or Advisory Panel

Yes – Overview and Scrutiny Management Board

Council Approval Required

No

Exempt from the Press and Public

No

1. Recommendations

That Cabinet

- Notes the current forecast overspend for 2017/18 of £6.9m.
- Notes that management actions continue to be developed to address areas of overspend and to identify alternative and additional savings to mitigate shortfalls in achieving planned savings in 2017/18.
- Notes that a detailed Dedicated Schools Grant (DSG) Recovery Strategy which will transfer £3m in 2017/108 to reduce the forecast High Needs Block deficit and mitigate the in-year pressure through a series of measures has been set in place. .
- Notes that the Capital Programme position and Treasury Management key indicators for the first quarter of 2017/18 will be reported as part of the July monitoring cycle.

2. Background

2.1 As part of its performance and control framework the Council is required to produce regular and timely reports for the Strategic Leadership Team and Cabinet to keep them informed of financial performance on a timely basis so that, where necessary, actions can be agreed and implemented to bring expenditure in line with the approved budget for the financial year.

- 2.2 Delivery of the Council's Revenue Budget, Medium Term Financial Strategy, and Capital Programme within the parameters agreed by Council is essential if the objectives of the Council's Policy Agenda are to be achieved. Financial performance is a key element within the assessment of the Council's overall performance framework.
- 2.3 Control over spending is critical to a robust Medium Term Financial Strategy (MTFS) to avoid unplanned spending impact on the Council's reserves. The Council's current MTFS identified that, in response to reduced Government funding, the Council needs to reduce its net spending by around £42m for the two years 2018/19 and 2019/20. The MTFS is being reviewed and updated to report back to Cabinet in late Summer.
- 2.4 This report is the first financial monitoring report for 2017/18, which sets out an early view of the forecast revenue budget financial position based on actual cost and income for the first two months of the financial year and forecast year end position. Reporting on the Council's Capital monitoring will start with information from the June quarter and future reports will include details of capital spending and the projected capital outturn position
- 2.5 The current revenue position after 2 months shows a forecast revenue overspend of £6.9m.

3. Key Issues

- 3.1 Table 1 below shows the summary forecast revenue outturn position by Directorate. The table shows the forecast outturn position after management actions which have already been quantified and implemented.

Table 1: May Cumulative - Forecast Revenue Outturn 2017/18

Directorate / Service	Revised Annual Budget 2017/18	Forecast Outturn 2017/18	Forecast Variance (over (+) / under (-) spend) AFTER management actions
	£'000	£'000	£'000
Children & Young People's Services	62,332	63,988	+1,656
Adult Care & Housing	62,052	67,410	+5,358
Regeneration & Environment Services	43,940	43,940	0
Finance & Customer Services	13,264	13,219	-45
Assistant Chief Executive	6,259	6,246	-13
Capital Financing, Levies and Central Services	16,979	16,979	0
SUB TOTAL	204,826	211,782	+6,956
Public Health (Specific Grant)	16,734	16,734	0
Dedicated Schools Grant	106,312	111,192	+4,880
Housing Revenue Account (HRA)	84,564	84,459	-105

Directorate Services Savings of £11.9m were included in the 2017/18 Budget, in addition to £5.4m of savings agreed in previous budgets for delivery in 2017/18. The following amounts from that total savings of £17.3m have been identified as currently being at risk of not being achieved in 2017/18 and are reflected as such in the projected outturn position.

- CYPS - Business Support £0.4m
- Adult Care and Housing – £4.1m
- Regeneration & Environment Services - £0.6m
- Finance & Customer Services - £0.2m

The following sections (paragraphs (3.2 to 3.32) provide key reasons for the forecast level of annual revenue under or overspend within Directorates and of progress in savings delivery.

Children & Young People's Directorate (+£1,656k forecast overspend)

- 3.2 The May revenue full year forecast for Children's and Young People's Services is £1.656m over budget. The service continues to face a range of pressures which are considered below. Further actions to mitigate the budget pressures are being developed by the service.

- 3.3 The Looked After Children (LAC) placement budget in 2017/18 will fund the cost of approximately 480 children in care. The continued increase in LAC above this threshold can be partially mitigated by the over achievement to date of recruitment to permanent posts with a consequent cost saving against the original staff assumptions in the budget with regard to the rate of transition from agency to permanent workers. This translates to additional funding for up to 20 children in care in 2017/18 giving a revised budget of 500 places.
- 3.4 The current number of Looked After Children (LAC) as at the end of May is 509. This is a sharp increase of 4.5% compared with the actual number as at the end of the 2016/17 financial year - 487 and has resulted in a cost pressure of £450k. Any further increase in numbers above the latest estimate for the year or a transfer of existing placements to more expensive provision will result in further cost pressure on the social care budgets.
- 3.5 Expenditure on the Leaving Care budget also continues to rise above budgeted forecasts (+£286k) with generally more placements at higher cost. The number of care leavers supported has increased steadily from 199 as at February 2015 to 218 at the end of May 2017. A new Leaving Care policy is being developed, which will aim to: standardise payments and to promote a more efficient and effective monitoring process, ensuring that provision is appropriate to client needs.
- 3.6 A Placements Review Group has been established to confirm the appropriateness of placements and to review existing high cost packages of care to ensure both their quality and efficacy. The scope of the review will include both LAC placements and Leaving Care arrangements and SEND complex needs. The group will provide assurance to the CYPS Business Savings and Delivery Operational Group regarding the approved investment and associated savings linked to the placement budget which was set out in the MTFS update to Council in December 2016. To date, the individual projects are on target to deliver their stated outcomes, however the overall savings against budget will be compromised by the continued growth in LAC numbers due to a number of factors outside of the service's control.
- 3.7 A joint "Fusion Centre" bid for Government funding to meet the support needs of Operation Stovewood, an active National Crime Agency (NCA) operation which is incomparable with any other recent or historic investigation, has been made and notification of the result is awaited by the end of the summer. Should the funding not be received, this may result in a further cost pressure in the current financial year – the reported outturn position as at May – an overspend of £365k reflects this but if the grant bid is successful this pressure will reduce.
- 3.8 As part of the 2017/18 Revenue Budget the Council approved a saving of £800k for delivery against the directorate's Business Support function. A Business and Savings Delivery Group has been established to provide assurance in respect of the delivery of savings and the management of the associated financial risks and issues. To date, the Group has identified annual savings of £445k across the

directorate to offset the Business Support Review savings target – the balance of £355k remains a cost pressure within social care at this time.

- 3.9 Other Services within CYPS including the Special Educational Needs and Disabilities (SEND) within Education and Skills and School effectiveness are currently forecast to spend in line with budgets.

Dedicated Schools Grant

- 3.10 The Directorate is currently forecasting an overspend on its Dedicated Schools Grant (DSG) High Needs Block of £4.880m. The other elements of DSG are currently forecast to spend in line with budgets. At the end of 2016/17 the outturn position showed an overall deficit of £5.213k on the non-delegated DSG, comprised as follows:

- Early Years Block: +£0.217m Overspend
- Schools Block: -£0.640m Underspend
- High Needs Block: +£5.636m Overspend

- 3.11 The service has developed a Recovery Strategy that will transfer £3m of funding from the Schools Block DSG Allocation in 2017/18 to the High Needs Block to part fund the 2016/17 deficit. This transfer will be made in 2017/18 and will reduce the forecast deficit reported above to £2.636m in 2017/18. In addition the recovery plan aims to mitigate the in-year pressure of £4.880m and reduce it to £3.971m through a series of measures including: a revised Special School funding model; a review of high cost out of authority education provision with a view to reducing cost and moving children back into Rotherham provision where possible; and a review of inclusion services provided by the Council. The cumulative DSG deficit including in-year mitigating actions, is forecast to be £6.607m. The recovery strategy is for this to be reduced down to £1.796m by April 2019.

Adult Services (+£5.366m forecast overspend) & Housing (-£8k forecast underspend)

- 3.12 Adult Care Services are currently forecasting an overall overspend of £5.366m in 2017/18. This includes a current anticipated shortfall of £4.1m in delivering all of the 2017/18 budget savings in the current financial year. Currently within Adult Care there are pressures relating to the assessment capacity and this has been addressed in the interim by introducing a more flat structure into the teams whilst a realignment of the current pathways takes place. This is scheduled for late September/October 2017 and will include strengthening the front door to ensure that demand management is robust, to divert, signpost and provide a customer focussed service in place.
- 3.13 The £6.2m allocation for Adult Social Care from the Chancellor's Spring Statement needs to address pressures across the social care system with Health partners. This will relate to, amongst other issues, mitigating further challenges in the system, particularly around hospital admission and discharge.

- 3.14 In any change to an individual package of support, in law there needs to be a reassessment of need and therefore a systems change will take time if sustainable change is to take place and therefore a planned approach will be required.
- 3.15 The current outturn forecast takes into account the anticipated impact on adult social care costs of the £6.2m funding and of the £1.1m Improved Better Care Fund, announced as part of the Local Government Finance Settlement. Final arrangements for use of the funding and therefore how the funding impacts on adult social care, are being negotiated with the CCG. The outcome of these negotiations will be factored into future months financial monitoring reports.
- 3.16 In addition to the above forecast overspends, there are further delays on achieving budget savings in respect of Care Enabling within Extra Care Housing (£0.4m) and the review of Rothercare and Assistive Technology provision (£0.3m).
- 3.17 Neighbourhood services' (Housing) latest forecast is an underspend of £8k mainly due to current staff vacancies within Neighbourhood Partnerships pending final recruitment to the recently agreed new Neighbourhood Working Model.

Adult Care & Housing – Recovery Strategy Update

- 3.18 The demand for residential placements is reducing however budget pressures remain due to the increasing cost of care packages. There are also underlying budget pressures from unachieved budget savings carried forward from previous years, for example, Continuing Health Care funding and a reduction in the level of client contributions to services after financial assessment.
- 3.19 One of the main budget savings measures identified is the continued review of out of area and high cost care packages across all services to identify opportunities to reduce costs and rigorously pursue all Continuing Health Care funding applications with the Clinical Commissioning Group. Budget meetings are held with senior managers to review in detail the budget forecasts, monitor demographic pressures, to identify further savings opportunities and to mitigate pressures. Progress continues on the delivery of the Adult Services Development Programme to improve the outcomes for service users and additional reports on a range of options for future service delivery, including further consultation with service users and carers will shortly be considered by Cabinet.
- 3.20 Other management actions include the continuation of bi-weekly meetings of a Practice Challenge Group (PCG) to review and challenge all care assessments prior to discussion with users and carers.
- 3.21 Further investment, as approved by Council in December, has been made in a brokerage team, additional social worker capacity and

additional resources to review Direct Payments and Managed Accounts. These are expected to lead to further reductions in expenditure during the current financial year.

Public Health (forecast balanced outturn)

- 3.22 The forecast outturn is to spend to budget at this stage including a transfer from the Public Health Reserve to balance the budget. This forecast outturn takes into account the 2017/18 reduction in Government grant funding of £423k, which has largely been mitigated through the use of the balance on the Public Health grant reserve.

Regeneration and Environment Services (balanced budget)

- 3.23 The Regeneration and Environment Directorate Management Team have reviewed the forecast outturn position following the May monitoring cycle and a pressure of £0.410m has been identified for the Directorate. The Directorate has agreed savings totalling £4.89m in 2017/18 some of which are predicated on property savings arising from service reviews within other Council services. Other reviews have identified potential savings (e.g. the review of Corporate Transport, including Home to School Transport) but the current view is that these will take longer to deliver than previous assumptions. In order to achieve a balanced position, therefore, the Directorate Management Team will need to find additional savings from other areas in R&E to offset the savings that will take longer to deliver. As in 2016/17, this will be achieved through a robust budgetary monitoring challenge process and ongoing tight day to day budgetary control. Careful financial management will be achieved through the management of vacant posts and through operating strict controls on non-essential spend.
- 3.24 There are a number of overspends and underspends across the Directorate. The main forecast overspends within the Directorate are in summary: Street Scene Services (£227k), Facilities Management (£142k), and Facilities Services (£138k). These forecast overspends are partly mitigated by forecast underspends in other areas – in particular in Safer Neighbourhoods (-£173k).
- 3.25 The current Directorate forecast position excludes any pressure which may be incurred on the Winter Maintenance budget. This is weather dependent and is flagged as a risk at this stage.

Finance & Customer Services (-£45k forecast underspend)

- 3.26 Overall, the Directorate is forecasting an underspend of £45k for the year as a whole. Staff cost pressures are forecast in Legal and Procurement Services and there are pressures relating to the delivery of contract savings Customer, Information and Digital Services (CIDS). These pressures are, however, more than offset by staff cost savings

within Revenues and Benefits and the resulting reduction in the cost of collection of Business Rates and Council Tax.

Assistant Chief Executive (-£13k forecast underspend)

- 3.27 An underspend of £13k is forecast for the year by the Assistant Chief Executive's Directorate. Although the HR and Payroll Service has lost income from schools and academies and demand/income from disclosure and barring checks has reduced, these pressures are more than offset by staff cost savings across the wider Directorate due to vacancy control and the reduced cost of Members' allowances.

Corporate & Central Services – balanced budget

- 3.28 The Corporate and Central services Budget which covers capital financing costs, levies and central costs is currently forecast to achieve a balanced budget for 2017/18. This, however is on the assumption that the staffing savings of £1.1m for 2017/18 set against staff terms and conditions will be achieved from Directorate staffing budgets.
- 3.29 The Council's flexible use of capital receipts policy for 2017/18 anticipates that includes a requirement to fund the first £2m of any staff severance costs will be financed from in-year capital receipts. The actual level of capital receipts for 2016/17 was £2.3m and it is expected that at least £2m will be generated in 2017/18. The use of any capital receipts above the level of £2.0m will be determined within the Council's overall financial strategies.

Capital Programme and Treasury Management

- 3.30 The March 2017/18 Budget report included the Council's Capital Programme – capital budgets and spending plans are currently being updated to reflect under/over spends in 2016/17 for continuing projects. The Capital Programme position for the first quarter of 2017/18 will be reported as part of the July monitoring cycle.
- 3.31 Treasury Management Strategy, which is integral to the management of the Capital Programme and to the overall budget strategy, has associated Prudential Indicators (PIs), which, the Prudential Code (the statutory framework within which the treasury function has to operate) requires the Council to approve and monitor and it is intended that the position for the first quarter of 2017/18 will be reported with the first capital monitoring.

Housing Revenue Account (HRA) – (Forecast -£0.105m underspend)

- 3.32 The Housing Revenue Account is a statutory ring-fenced account that the Council has to maintain in respect of the income and expenditure incurred in relation to its council dwellings and associated assets. The

HRA forecast outturn for the current financial year is a transfer to reserves of £0.105m – compared to a break even budget. The surplus is mainly due to staff vacancies with the Supervision and Management section of the HRA.

4. Options considered and recommended proposal

- 4.1 With regard to the current forecast revenue overspend of £6.9m:
- Management actions are being identified with the clear aim of bringing expenditure into line with budgets and the impact of these actions will be included in future financial monitoring reports to Cabinet.
 - In addition, £5.3m of Directorate savings targets are currently identified as at risk of delivery in 2017/18 and for which Directorate Management Teams are tasked with finding alternative and additional savings from other areas in order to achieve a balanced position.
- 4.2 In setting the 2017/18 Revenue Budget the use of £5.3m reserves was approved providing time for further action to be taken to deliver the substantial further savings required over the two financial years 2018/19 to 2019/20. This approach was based on the Council currently having a balance of reserves which could mitigate overall budget risk in the short term and to support a sustainable financial plan in the medium term. It is inevitable that to any extent that planned savings are not delivered and a balanced budget cannot be maintained for 2017/18, there will be an impact on the Council's reserves.
- 4.3 Within the current financial climate, effective and carefully planned use of reserves is ever more critical to the Council's ability to maintain a robust balanced budget and it is level and is not called upon for other purposes save in exceptional circumstances with the agreement of the Leader of the Council, Chief Executive and the Strategic Director of Finance & Customer Services and approved by the appropriate body of the Council in accordance with the Constitution.

5. Consultation

- 5.1 The Council consulted extensively on budget proposals for 2017/18. Details of consultation are set out within the Budget and Council Tax 2017/18 report approved by Council on 8th March 2017.

6. Timetable and Accountability for Implementing this Decision

- 6.1 Strategic Directors, Managers and Budget Holders will ensure continued close management and scrutiny of spend for the remainder of the financial year.

- 6.2 Financial Monitoring reports are taken to Cabinet and Overview and Scrutiny meetings during the year. The next Financial Monitoring Report considered by Cabinet in September.

7. Financial and Procurement Implications

- 7.1 There is currently a projected overspend of £6.9m as set out within section 3 of this report. This includes a current shortfall in delivery of £5.3m of the total amount of budget savings agreed for 2017/18.
- 7.2 It is inevitable that to any extent that planned savings are not delivered and expenditure exceeds budgets in year, there would be an impact on the Council's reserves as unplanned spending impacts on reserves levels. Control over spending is therefore critical to a robust Medium Term Financial Strategy. All areas at risk of shortfall in savings or subject to budget pressures are subject to review to identify alternative savings.
- 7.3 Failure to achieve planned savings and to contain spending within the agreed budget in the current financial year will also have implications for subsequent financial years 2018/19 and 2019/20 for which the current MTFS identifies a further £42m as being required to balance budgets.

8. Legal Implications

- 8.1 No direct implications.

9. Human Resources Implications

- 9.1 No direct implications.

10. Implications for Children and Young People and Vulnerable Adults

- 10.1 This report includes reference to the cost pressures on both Children's and Adult' Social care.

11 Equalities and Human Rights Implications

- 11.1 No direct implications.

12. Implications for Partners and Other Directorates

- 12.1 No direct implications. As management actions are developed some of these may impact upon Partners. Timely and effective communication will therefore be essential in these circumstances.

13. Risks and Mitigation

- 13.1 At a time of economic difficulty and tight financial constraints, managing spend in line with the Council's Budget is paramount. Careful scrutiny of expenditure and income across all services and close budget monitoring therefore remain a top priority if the Council is to deliver both its annual

and medium term financial plans while sustaining its overall financial resilience.

- 13.2 Any potential further cost of CSE claims over and above that already provided for in the 2016/17 accounts is not included in this report.
- 13.3 Potential pressures on the winter maintenance budget arising from adverse weather are not reflected in this report.
- 13.4 There is a risk that the costs falling on the Council for sponsored academy conversions in- year may exceed the funding set aside for this purpose.
- 13.5 Although both Council Tax and Business Rates collection levels are on target there is a minimal risk that this could change during the remaining months of the year.

14. Accountable Officer(s)

Pete Hudson – Chief Finance Manager
Graham Saxton – Assistant Director-Financial Services

Approvals Obtained from:-

Strategic Director of Finance and Customer Services:- Judith Badger

Assistant Director of Legal Services:- Dermot Pearson

This report is published on the Council's website or can be found at:-

<http://moderngov.rotherham.gov.uk/ieDocHome.aspx?Categories=>

Public Report with Exempt Appendix
Cabinet and Commissioners' Decision Making Meeting

Summary Sheet

Council Meeting:

Cabinet and Commissioners' Decision Making Meeting – 10 July 2017

Council Report:

Site Cluster II

Is this a Key Decision and has it been included on the Forward Plan?

Yes

Strategic Director Approving Submission of the Report

Anne Marie Lubanski, Strategic Director for Adult Care and Housing

Report Author(s)

Uzma Sattar, Programme Co-ordinator

Summary

On 12th September 2016, Cabinet agreed to accept the tender submitted by Wates Construction Ltd to deliver 185 new homes across seven 'clustered' sites, and that a further report should be submitted for approval of the implementation of the development programme, development agreement and financial agreements following the conclusion of negotiations with the preferred developer. The cluster approach will increase the amount of new housing in Rotherham and is an innovative development model to bring forward some of the Council's more challenging sites, which would otherwise remain undeveloped.

With further design variations, and in partnership with the Council, an enhanced scheme of 217 new homes has been presented to the Planning Board. The Planning Board considered the applications on 30th March 2017 and granted permission for 217 new homes. The tenure mix may be subject to change, but currently includes:

- 83 new homes for outright sale
- 24 shared ownership homes
- 12 rent to buy homes and
- 98 new council houses, of which five are specialist homes.

The purpose of this Cabinet report is to summarise the extensive works that have been completed as part of the pre-development phase, and seek approval for the development agreement, development programme, and the proposed financial arrangements. This will allow the Council to proceed with the construction stage, which will deliver new homes across the seven sites in Maltby, Canklow, East Herringthorpe and Dinnington.

Subject to approval of this report the start on site is planned for autumn 2017 with completion of the first phase in summer 2018.

Recommendations

1. That the Assistant Director for Housing and Neighbourhoods, in consultation with the Council's Section 151 Officer, be authorised to approve the implementation of the development programme and phasing plan.
2. That the Assistant Director for Legal Services be authorised to enter into a development agreement and construction contracts.
3. That all development costs associated with the Construction Stage be funded from the Housing Revenue Account (HRA) as set out in section 7.
4. That the Assistant Director for Housing and Neighbourhoods in consultation with the Council's Section 151 Officer be authorised to determine the appropriate tenure for 21 of the units that have been identified as shared ownership or rent to buy homes under the government's Shared Ownership and Affordable Housing Programme (SOAHP).

List of Appendices Included

Appendix 1: Phasing Plan

Appendix 2: Sales and Marketing Strategy

Appendix 3: Community consultation summary

Appendix 4: Overall development cost summary - Exempt

Background Papers

Original Cabinet report dated 12th September 2016.

Consideration by any other Council Committee, Scrutiny or Advisory Panel

No.

Council Approval Required

No.

Exempt from the Press and Public

While the main report is an open item, exemption for Appendix 4 is requested under paragraph 3 (Information relating to the financial or business affairs of any particular person (including the authority holding that information)) of Part I of Schedule 12A of the Local Government Act, as it contains sensitive commercial information with regards to the Council's contracts.

Title: Site Cluster II

1. Recommendations

- 1.1 That the Assistant Director for Housing and Neighbourhoods, in consultation with the Council's Section 151 Officer, be authorised to approve the implementation of the development programme and phasing plan.
- 1.2 That the Assistant Director for Legal Services be authorised to enter into a development agreement and construction contracts.
- 1.3 That all development costs associated with the Construction Stage be funded from the Housing Revenue Account (HRA) as set out in section 7.
- 1.4 That the Assistant Director for Housing and Neighbourhoods in consultation with the Council's Section 151 Officer be authorised to determine the appropriate tenure for 21 of the units that have been identified as shared ownership or rent to buy homes under the government's Shared Ownership and Affordable Housing Programme (SOAHP).

2. Background

- 2.1 Cabinet endorsed the awarding of the cluster sites contract to Wates in September 2016, making a commitment of £335K for enabling works to be carried out across the seven sites forming the Sites Cluster. This pre-development works budget was granted to enable detailed planning permissions to be secured ahead of re-presenting the final proposals to Cabinet for approval.
- 2.2 The bid submitted by Wates and selected by the Council was based on their Development Agency Model (DAM), this is where the Council acts as developer and Wates are our constructor and delivery agent. This is a new delivery route for the Council and creates the opportunity for the Council to maximise the value of its assets and deliver a greater number of high quality new homes, as opposed to simply selling the seven individual sites on the open market.
- 2.3 The Cluster approach supports the priorities set out in the Council's Corporate Plan to improve the quality and choice of housing and increase the number of new homes built in Rotherham. Through this pioneering approach, the receipts from the sales of the market sale properties will be used alongside the Housing Revenue Account resources to build the Council homes – this supports the Council's corporate priority to build more social rented homes and is in line with the Council's Housing Strategy. Specialist professional legal advice has been sought which has confirmed that the Council has the appropriate legal powers to build homes for sale within the HRA as part of this wider project.

2.4 The key benefits to the Council are set out below:

- Delivery of up to 217 new homes across the seven sites, which represents almost double the numbers that would otherwise be delivered without the cluster approach.
- New homes for specialist housing provision i.e. young vulnerable people and people with learning disabilities.
- The Council retains ownership of the land.
- 90% of overage generated from increased sales values / cost reductions retained by RMBC.
- The Council retains control and influence over:
 - Design and quality
 - Rate of delivery
 - Wider community benefits / investment
 - Tenure split
 - Local labour (subject to demonstrating best value)
- Enhanced land receipt for Braithwell Road.
- Open book approach providing the Council with transparency and control over the project.

2.5 Works completed to date

2.5.1 The appointment of the Employers Agent (EA) - the Council has appointed Rider Levett Bucknall (RLB) to protect the Council's position as landowner in working with the appointed development agent, Wates.

2.5.2 The enabling works have been finalised, resulting in:

- Full site investigations and topographical surveys being completed
- Planning consultation being completed with the local community
- Finalisation of preliminary designs
- Planning applications submitted on all seven sites
- Wates price estimates completed for construction works on planning application submissions

2.5.3 All of this information has resulted in changes and the impact on costs has been included in the final figures set out in the financial section of this report.

2.5.4 As identified in the first site cluster report in September 2016, the original tender proposal submitted by Wates offered to deliver 185 new homes across the seven sites, including three specialist housing units. Subsequently, a better use of land was identified that provided the opportunity to increase the number of units from 185 to 217, which was approved by the Planning Board.

2.5.5 The tenure mix may be subject to change, but currently includes:

- 83 new homes for outright sale
- 24 shared ownership homes
- 12 rent to buy (RtB), and
- 98 new council houses, of which five are designed for adults with support needs.

2.6 Specialist housing and diversification of tenure

2.6.1 The proposal includes the development of two independent living houses with connecting garden areas in East Herringthorpe, suitable for people with autism or 18-30 year olds with learning disabilities. Accommodation and support will be available for up to seven people.

2.6.2 The proposal also includes two properties for young people leaving care (one in Dinnington and the other in East Herringthorpe) and one property for a foster family (in Dinnington). The accommodation for the foster care family will be part of the affordable housing package, whereby the property will be acquired through the strategic acquisitions budget and the foster carer's family will rent the property directly as per normal council housing stock arrangements.

2.6.3 On the Braithwell Road development (MC1), the delivery of 15 apartments for shared ownership is proposed as part of the affordable housing provision. The apartments will comprise two bedrooms and two bathrooms and will be designed to flexibly meet the needs of people if they develop physical mobility problems (large enough to accommodate wheelchairs and motorised scooters and all floors and corridors of the building will be fully accessible). While the homes will be available to all, they will be advertised as being particularly suitable for older people, to enable them to continue to live independently in their own home as their needs develop / progress.

2.6.4 Since the Cabinet approval for the pre-development phase, the Council has successfully secured grant funding of £6.8m from the Homes and Communities Agency's (HCA's) 2016-21 Shared Ownership and Affordable Housing Programme (SOAHP) to deliver 227 new homes on sites across the borough. This allocation includes £630K of grant to part fund nine shared ownership and twelve rent to buy homes on this programme.

2.7 Development agreement

2.7.1 Detailed negotiations between the Council and Wates have resulted in the completion of the development agreement. This has detailed the developer and Council's obligations to complete the enabling works to secure satisfactory planning permissions. It also provides the basis and agreement to proceed with the construction stage.

2.7.2 Wates is obliged to carry out each development phase:

- a) in accordance with the relevant timescales,
- b) in compliance with the construction contract,
- c) and in compliance with the commitments made in the bid submission regarding delivery of the development.

Please see Appendix 1 for the indicative phasing plan.

2.7.3 The agreement specifies the requirement for a monitoring group to meet monthly to ensure project progress remains on track and is delivering against the contract. The monitoring group will be comprised of council managers from finance, housing growth, RLB and Wates.

2.7.4 The agreement specifies that the sales and marketing of the private dwellings is via Wates, and the remuneration for these services is agreed as per tender submission, i.e. the Council will pay the developer 3% of the disposal price (net of any incentives, inducements or other costs). As part of their sales and marketing strategy they will ensure updated sales and marketing appraisals are provided at agreed periods to allow the Council to retain control and influence over the pace of sales. Please refer to Appendix 2 which sets out the timeline for the sales launch and key routes to market Braithwell Road.

2.7.5 Wates will notify the Council of all offers it receives and provide information regarding the price and whether it is within the agreed tolerance, which is stated as being 5% less than the price in the sales appraisal for the relevant unit type. The agreement allows Wates to sell any private dwelling at a price that falls within the agreed tolerance. If there is an offer below the agreed tolerance then the Council, through the Assistant Director of Housing and Neighbourhoods delegated powers, has discretion as to whether to accept it or not.

2.8 Construction Contract

2.8.1 An individual NEC3 Construction Contract will be entered into for each site. The contract is a full cost reimbursable contract where the Council will pay 100% of the construction costs and fees incurred in carrying out the works, provided they can be substantiated and are approved by the Employer's Agent, and subject to the contractual process in terms of disallowable costs. A template construction contract is appended to the development agreement; each Construction Contract will be authorised by the Assistant Director for Legal Services.

2.8.2 Reasonable assumptions, relating to likely increases in costs as the scheme progresses have been factored into the finances for the programme. However, it is possible that unforeseen increases in costs will arise as the scheme progresses through, for example, varying levels of inflation. In order to protect the Council from exposure to a situation where the costs exceed the amount authorised by Cabinet, the development agreement provides the Council with the ability to reduce the number of units built on the final site to be developed (Rother View Road, Canklow). This means that if the overall cost is likely to exceed the

approved amount, the number of units on this site can be reduced from 58 to as few as 22 to ensure that there is no overspend. This site is a long linear site adjacent to an existing road which enables an appropriate stop to development to take place if required.

2.9 Summary of responsibilities between RMBC and Wates

	Wates	RMBC	
Land owner		✓	RMBC remain as land owner
Planning	✓	✓	Wates will secure planning, with RMBC underwriting all costs
Design and develop	✓		Wates design and develop the scheme – for RMBC to approve
Funding		✓	RMBC provide funding for both the affordable and private units – including Wates construction overhead (5.5%), contractor margin (2%) and developer margin on private sales (3%)
Sales management	✓		Wates Living Space manages the sales & marketing on behalf of RMBC. The Sales and Marketing strategy will ensure a lead-in time before the launch to create an awareness of the development scheme, generate interest/enquiries (building up a database) leading to early sales with phased releases to increase and maximise revenues at every opportunity.
Construction	✓		The quality of construction and delivery to agreed deadlines is Wates' responsibility. The detailed build programme will become the delivery timetable for the project and reports against progress will be analysed at the monthly site meetings. The build programme will remain flexible to enable it to be responsive to market conditions and changes.
Sales risk	✓	✓	Sales risk shared through project surplus distribution. Mitigation measure: if sale rates were to fall by one property per month this would have little or no impact for RMBC. However, if the sales value were to fall by 10% this would reduce the overall land returns by £1m. To mitigate this, the phased development approach allows the developer agent to offer the properties at an attractive purchase price with the potential of a rise in values on release of each phase
Aftercare	✓		Wates will provide aftercare on all the sites
Timetable	✓		Wates will deliver to an agreed delivery programme.

3. Key Issues

- 3.1 The Rotherham Strategic Housing Market Assessment published in 2015 underpins the case for increasing housing numbers in the Borough. A total of 900 new homes are needed annually, of which 237 should be 'affordable'. The proposed site clustering approach is intended to be one of a number of solutions to accelerate the annual rate of new homes in Rotherham.
- 3.2 The Housing White Paper published on 7th February 2017 places emphasis on housing associations and local authorities to build more homes, embracing efficient and innovative methods. This innovative partnership approach to development may lead the way for future clustering of sites to ensure that the housing needs of local communities can be addressed.
- 3.3 Tenure diversification - the Site Cluster programme will provide new homes for:
- Open market sale
 - Affordable home ownership via shared ownership and rent to buy
 - Affordable rent via new council housing including much needed specialist housing provision

By adopting a greater diversification of the housing tenure, the Council is ensuring more choice for Rotherham's residents, and creating more sustainable communities.

- 3.4 Specialist housing: Increasing opportunities for people to live independently in their own home contributes to both the Corporate Plan priority 'every adult secure, responsible and empowered' and the Health and Wellbeing agenda, as if people are able to live in homes that meet their needs, with easier access to services and opportunities to connect with other people, their overall wellbeing will be improved. These new homes could help to prevent people from requiring residential or nursing care, thereby resulting in significant savings to Adult Care and Health budgets.
- 3.5 The Cluster approach is an important part of the Council's housing growth agenda, ensuring an increase in the number of new homes by making the best use of public land (viable and unviable sites) for residential development. The approach provides an opportunity to ensure new housing is built on sites that would otherwise be left undeveloped and in doing so, address local housing needs.
- 3.6 Economic benefits and job creation will be significant, as, for every home built 2.4 jobs are created (source LGA), and every £1m spent on new housing provides work for 19.9 workers for a year (source DCLG). As part of the market testing / selecting of sub-contractors, Wates and RLB will be mindful of RMBC's commitment to utilising local labour across the cluster site developments. RLB will monitor the levels of local labour being selected and report this to RMBC, along with costing updates throughout the delivery of the programme.
- 3.7 Social value is embedded in the contract with Wates. A forum will be established to ensure that the tender commitments are met and are aligned with the ward specific priorities and neighbourhood working.

- 3.8 This partnership forum will work cohesively throughout the development to ensure that the commitments made during the ITT are matched to the communities which need them most, and ward specific plans will then be produced.
- 3.9 Wates will also provide the aftercare to all the homes built on the sites for two years after practical completion, reducing expenditure from the Council's repairs and maintenance budget.

4. Options Considered and Recommended Proposal

- 4.1 The evaluation process of the original tender submission highlighted that whilst the Wates designs showed a good assessment of the sites with well laid out housing proposals that were compatible with neighbouring developments, there was scope to increase the housing offer with some design variations, and to reduce the Council's responsibility for the maintenance of green space.
- 4.2 On this basis a detailed design review was undertaken with the involvement of council officers from Adult Care, Children and Young Peoples Services, Planning, Housing, plus Wates and RLB. This led to a revised scheme with an increase in housing numbers from 185 to 217 new homes. This option presents the maximum number of homes on each of the sites and is the preferred option as it makes best use of the land, meeting more of the identified need than the original bid proposal. A saving of approximately £4,400 per annum is expected through the reduction in the Council's ongoing maintenance obligations with regard to grass cutting and further it eliminates future antisocial behaviour issues on these areas of green space. The new developments will ensure that any green space falls within the curtilage of each property and remains the responsibility of the householder.

5. Consultation

- 5.1 A pre-application planning meeting has taken place to allow the designs to be considered prior to the submission of the planning application.
- 5.2 Four community consultation events have been held in mid-December 2016 to share the draft designs with the local community (please see Appendix 3).
- 5.3 In certain localities with established forums, such as the Dinnington Where We Live Forum, the Maltby Housing Forum and the Canklow Community Meeting, information has been provided about the progress on the Site Cluster process.
- 5.4 The delivery model has also been peer reviewed by Ken Jones who is a recently retired Local Authority Housing Director with vast experience in establishing new public and private housing development delivery. He has reviewed the proposed approach and is very supportive of the overall approach recognising it represents good value and is an appropriate use of HRA resources.

6. Timetable and Accountability for Implementing this Decision

- 6.1 Delivery will be overseen by the new Housing and Regeneration Programme Delivery Board, chaired by the Cabinet Member for Housing and vice Chair, Cabinet Member for Regeneration.
- 6.2 The Assistant Director of Housing and Neighbourhoods will have accountability for the successful implementation of this project.
- 6.3 Wates has produced a detailed programme of works for the detailed design stage and construction stage and the pre-construction works could commence immediately if approved.
- 6.4 Subject to approval of this report the start on site is planned for autumn 2017 with the completion of the first phase in summer 2018. Please refer to the Phasing Plan at Appendix 1 for key milestones.

7. Financial and Procurement Implications

- 7.1 The table in Appendix 4 (an exempt item to the public and press) sets out the overall development costs summary, totalling c£29m and is based on the current assumptions on build costs, following site investigations and the latest market information on sales values.
- 7.2 The entire Council contribution to the programme will be funded from the HRA. Based on current assumptions, there are no implications for the General Fund. However, there is an assumption that £2m of unallocated HRA capital receipts will be available over the next three years, £6m in total, to support the funding of this project. Based on historic receipts received, principally from right to buy sales, this is achievable. However, in the event that there is a significant future reduction in receipts, the use of these monies to fund the Cluster project would need to be reviewed. In addition, it should be noted that the provision of specialist housing will contribute to savings to Adult Care, as it will enable people to remain independent in their own homes, rather than going into long term residential and nursing care. It will also lead to savings in Children and Young People's budgets, by enabling children in long term care to be brought back into the Borough.
- 7.3 Moreover, it is estimated that the 217 new homes will generate approximately £1.3m from New Homes Bonus (NHB) over a four year period. In addition, an estimated c£275k annually from council tax will be generated by the scheme. This income will contribute to the achievement of financial planning assumptions within the Council's Medium Term Financial Strategy
- 7.4 In order to explain the financial implications as clearly as possible, the programme can be divided into the following four elements, each of which is addressed in turn, with the overall implications for the HRA set out in section 7.9:
 - A) 83 homes built for sale on the open market
 - B) 98 homes built for council housing

- C) 21 homes built for shared ownership and rent to buy tenures, part funded by SOAHP grant
- D) 15 homes built as the Braithwell Road Section 106 contribution, for shared ownership.

7.5 **A) 83 homes built for sale on the open market**

Based on current assumptions on build costs and sales values, the 83 private homes built for sale generate a total surplus of £1.997m for the HRA. This estimated surplus will be used to support the wider project. The timing of the cash flows, with contract payments being made before sales receipts are received, will be managed through the use of HRA reserves. The development costs shown in Appendix 4 are inclusive of Section 106 contributions for these open market sale units. These contributions are in respect of sustainable transport, education and the provision of green space. As planning permission has been granted on the properties, the Community Infrastructure Levy (CIL) does not apply. Section 106 contributions are not a requirement on any of the other cluster sites.

7.6 **B) 98 homes built for council housing**

The total estimated cost of the 98 council properties is £12.678m. It is proposed that this element of the project will be funded through a mixture of the HRA Strategic Acquisitions budget, unallocated HRA capital receipts and HRA reserves. The homes will generate rental income to the HRA of approximately £481K per annum and will make a significant contribution to the Council's overall asset portfolio.

7.7 **C) 21 homes built for shared ownership and rent to buy tenures, part funded by SOAHP grant**

7.7.1 Shared ownership and rent to buy are tenures that provide opportunities for low cost home ownership and it is one of the strategic objectives of the Clusters programme to diversify tenure, and both support young people into home ownership and provide opportunities for older people to downsize into suitable homes. The Council was successful in bidding for funding from the government's Shared Ownership and Affordable Homes Programme and the Homes and Communities Agency (HCA) is keen to support Rotherham to succeed. The 21 units identified will receive grant funding of at least £30K per unit.

7.7.2 Legal advice has confirmed that it is possible to fund the remaining costs of building these homes from the HRA, provided that there is no detrimental effect to the HRA and that any profits generated are re-invested into new council housing. The modelling completed to date has shown that in the long term, the Council's financial contribution to the shared ownership homes would be recovered, although the rent to buy product is more challenging. Rent to buy is an innovative new product that will help different groups to get onto the property ladder and the Council is aspirational in offering this as part of the Clusters programme. The Council will seek a higher level of grant funding from the HCA to mitigate against any adverse impact on the HRA. If concerns

remain over value for money, then the homes could alternatively be provided as additional shared ownership units or additional council rented homes.

7.7.3 This report recommends that authority be delegated to the Assistant Director of Housing and Neighbourhoods to determine the most appropriate tenure for these 21 homes – based on the aspiration to diversify tenure and to ensure the required value for money to the HRA.

7.8 **D) 15 homes built as the Braithwell Road Section 106 contribution, for shared ownership**

The Section 106 affordable housing contribution on the Braithwell Road site is proposed to comprise 15 shared ownership apartments.

7.8.1 Modelling has been done on the impact of the proposed shared ownership and rent to buy properties identified in 7.7 and 7.8 above. On the basis that the management and repair and maintenance of the rent to buy properties will be managed by an external party, although these arrangements are still to be determined, this element of the project makes an estimated return to the HRA that is broadly comparable with the Council's current average cost of borrowing.

7.9 **Overall implications for the HRA**

7.9.1 Appendix 4 shows that the proposed revised scheme increases the net cost of this project from the previous report to Cabinet and Commissioners' Decision Making meeting of the 12th September 2016 by £6.78m, to a total of £12.60m. This is broken down as follows:

- Increase in build costs of £2.58m, reflecting the increase of 32 units.
- Increase of £2.1m in the cost of remediating site specific issues, for example asbestos removal, following the site surveys.
- Reduction in sales revenues of £1.85m, following a reduction of ten private sales due to a required increase of affordable properties at Braithwell Road.
- Incorporation of a contingency sum on top of the build costs.
- Professional fees have been added and these include costs for RLB, Legal, Party wall and the Wates' Performance Bond.
- Use of the allocation of £630K of the Shared Ownership and Affordable Homes grant.
- Revenue from the shared ownership homes totalling £1.069m
- Surplus from private sale revenues helping to offset the cost of the affordable properties.

7.9.2 The impact of this scheme has been modelled through the current 30 year HRA Business Plan. If the scheme is approved a further review of the wider HRA Capital Strategy and the development of a sustainable HRA Business Plan over the medium term will be undertaken in order that they are updated for the scheme's impact. A further report will follow to Cabinet and Commissioners' Decision Making Meeting when this review is completed.

7.10 Ensuring value for money

7.10.1 RLB has reviewed the proposed cost models on behalf of the Council, concentrating on the build costs, the cost of remediating site condition issues, assumptions and exclusions. The costs have been scrutinised in line with historical cost data and current schemes RLB are working on, including housing developments in South Yorkshire and Wates' costs appear to be fair and reasonable in comparison. In addition, RLB has reviewed Wates' inflation assumptions against the Building Cost Information Service indices in relation to inflation for the timeframe of the development, and the costs appear to adequately account for this potential uplift.

7.10.2 Allowances for site remediation's, for example, the cost of asbestos removal, have been reviewed and at this stage Wates has included practical allowances on the basis of the site investigations that have recently been undertaken, and any identified site condition issues. As the design develops, RLB will continue to review and monitor the costs in line with the previously mentioned benchmarks.

7.10.3 Throughout the development of the design and the computation of the contract sum for each individual site, RLB will be reviewing cost information provided by Wates on an 'open book' basis, to ensure best value is achieved for the Council both through the design and the procurement process. Where anomalies arise, the Council will be immediately informed and consideration will be made as to the resolution, either through re-design, further procurement or expenditure of risk contingency.

7.10.4 In estimating private sales values for the Braithwell Road site, Wates has sought the views of three local estate agents on demand and pricing and has based the estimated sales values on the lower end of the values provided. Clearly, sales values are subject to variation in line with local and national housing market conditions, which in turn are impacted on by wider economic conditions which are outside of the control of both the Council and Wates.

8. Legal Implications

8.1 Legal advice provided by Legal Services and an external specialist legal firm has confirmed that the Council has the legal powers to undertake a project of this nature, in particular the private sales element of the project can be funded through the HRA, as it is part of the wider project.

8.2 There is a requirement for RMBC and Wates to finalise the development agreement and the Construction Contracts.

8.3 The externally appointed Legal Practice, Squire Patton Boggs will continue to provide support and advice during the construction stage, finalising the development agreement and construction contracts with Wates.

- 8.4 As the projected target cost is greater than £100,000, the contract is executed as a deed by the affixing of the Council's common seal rather than merely being signed by an Authorised Signatory. This will provide 12 years' protection in dealing with any latent defects, instead of 6 years if the contract was merely signed.

9. Human Resources Implications

- 9.1 Wates is committed to improving local communities and will work with local organisations and champions to help local people to find employment.
- 9.2 Wates is committed to the employment and skills outputs for the Site Cluster programme – details have been developed with their Regional Community Investment Advisor and the Group Apprenticeship Manager to ensure the outputs are realistic, deliverable and based on previous similar projects.

10. Implications for Children and Young People and Vulnerable Adults

- 10.1 Five specialist housing units are proposed on the sites. A visit was undertaken to a similar autism specialist scheme in Leeds which has helped to consider the costs that will be associated with the development. The flexibility offered through the partnership will allow the Council to propose and agree amendments to the units to ensure that the specialist housing needs are addressed. The Interim Director of Children and Young Peoples Services has been working with the Strategic Housing Investment Service to identify the requirements for two homes for 16-18 year olds leaving care and a foster care family home.

11 Equalities and Human Rights Implications

- 11.1 None identified

12. Implications for Partners and Other Directorates

- 12.1 The main implications for other directorates are in respect of the specialist housing provision which will assist Children and Young Peoples and Adult Care services in meeting their objectives.

13. Risks and Mitigation

- 13.1 The project team has completed an initial risk workshop, and the details of all risks associated with the pre-construction stage have been documented. This will be monitored and updated at each of the progress meetings.
- 13.2 Wates has indicated that at this stage it is too early to identify any tangible impact of Brexit on their ability to deliver. They are working closely with their supply chain to mitigate any cost impacts that may arise from the weakening in the value of the pound. The impact on the housing market and sales value will continue to be monitored
- 13.3 A medium level risk has been identified of lower than anticipated sales values on the open market sale properties. As there are no directly comparable new build developments in Maltby, Wates produced a detailed sales strategy

following extensive consultation with three local estate agents – all agents confirmed there was a strong demand from both first time buyers and families. Wates have been conservative in their approach towards achievable sales values, whilst the estate agents are confident that enhanced values are more likely. In the event that sales values are not being achieved, either as a result of local or national market conditions, the Development Agreement allows the Council to slow the pace of the development on the Braithwell Road site until such a time as market conditions improve. However, Members need to be aware that the Council will still incur costs in relation to the site set up.

- 13.4 Wates cannot be selective in the development of the sites as they are required to develop all seven sites; therefore the development agreement includes a three phased plan. This divides the higher residual value site, Braithwell Road, Maltby, into three phases and combines each of these phases with other sites from the cluster.
- 13.5 The detailed site investigations have identified the presence of asbestos in the ground on three of the sites. Removal costs have been estimated, however certain ground conditions may only become apparent when a start on site is made and this may increase the costs. In order to manage this risk a contingency has been built into the budget.
- 13.6 This is a complex and challenging project that requires a high level of HRA expenditure and includes new funding streams in relation to rent to buy and shared ownership properties. Sufficient resources need to be identified within the Service and within Legal Services and Finance and Customer Services, to ensure that each element of the scheme is accounted for correctly and HCA's grant funding requirements are met.
- 13.7 Modelling shows that the Council's contribution to shared ownership and rent to buy costs will be recovered with no detrimental impact on the Business Plan. However, further detailed work is underway to ascertain management arrangements and charges; if it is found that the provision of shared ownership homes presents a risk to the HRA it is possible to convert these units to additional council rented homes. If it was proposed to do this, then the impact would need to be modelled in the HRA Business Plan to take account of housing management, repair and maintenance and lifecycle costs and the loss of a capital receipt from the sale of a share of the property. On the positive side, the Council would benefit from the full rental stream on 100% of the property.
- 13.8 A full review of the HRA Business Plan and its underlying assumptions will be undertaken to ensure that the Business Plan will remain sustainable over the medium to long term. A further report will follow to Cabinet and Commissioners' Decision Making Meeting when this review is completed.

14. Accountable Officer(s)

- 14.1 Tom Bell - Assistant Director, Housing and Neighbourhoods Service.

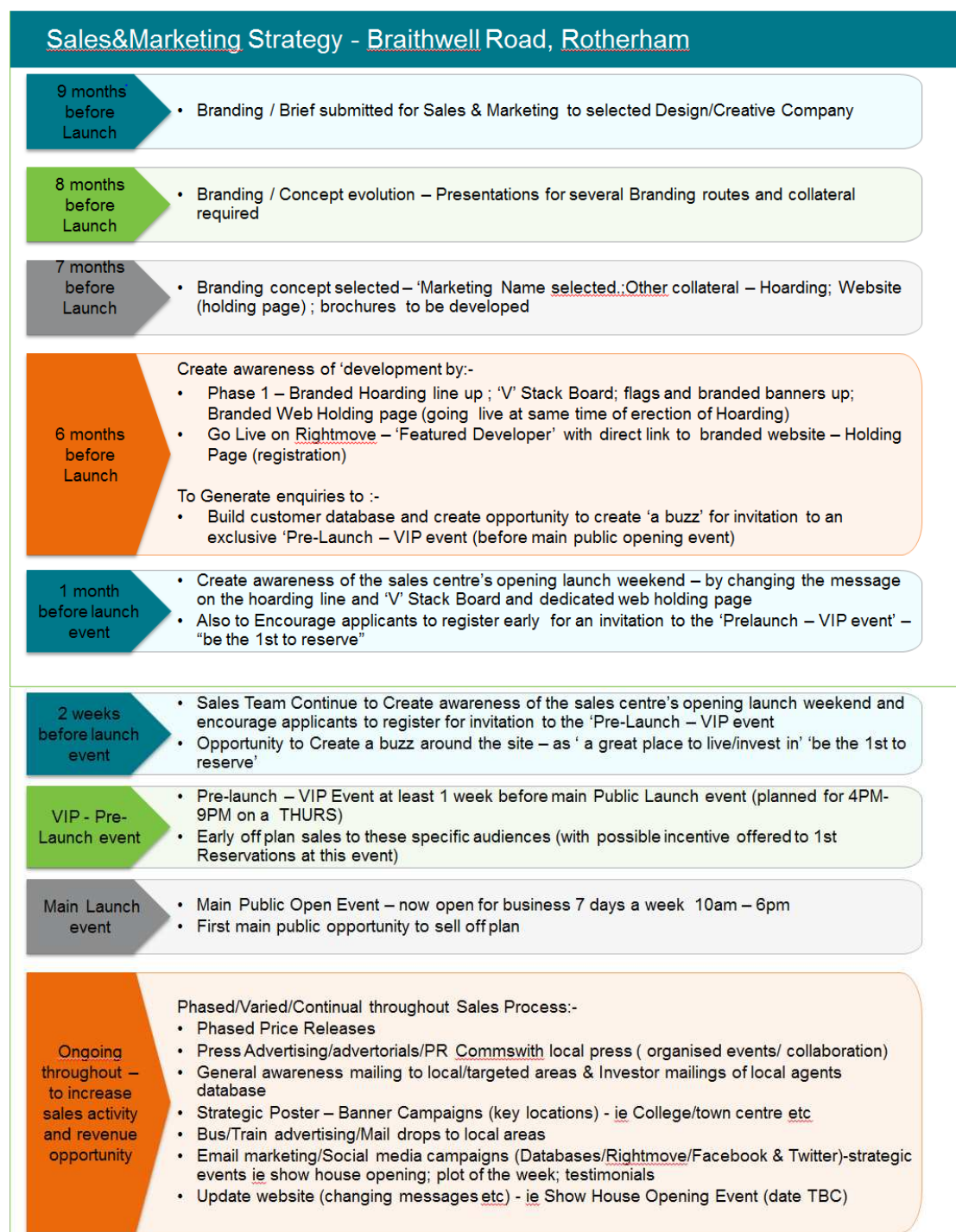
This report will be published on the Council's website or can be found at:-

<http://moderngov.rotherham.gov.uk/ieDocHome.aspx?Categories>

Appendix 1 – Phasing Plan (Indicative)

Phase	Site Name	No's of properties	Start on site	Completion	Start of Sales Programme
Phase 1	(MC1) Braithwell Rd, Phase 1	33	Autumn 17	Winter 18/19	Summer 18 (Open market sale properties)
	(MC4) Conway Crescent	14	Autumn 17	Winter 18/19	Summer 18 (Shared ownership properties)
	(MC5) Farnworth Rd	16	Autumn 17	Winter 18	Spring 18 (Shared ownership properties)
	(MC6) Gaitskell Close	4	Winter 17	Autumn 18	N/A (Council rented properties)
Total Phase 1		67			
Phase 2	(MC1) Braithwell Rd Phase 2	30	Winter 18	Summer 19	Spring 19 (Open market sale properties and s/o apartments)
	(MC7) Shakespeare Drive	5	Autumn 18	Summer 19	N/A (Council rented properties)
Total Phase 2		35			
Phase 3	(MC1) Braithwell Rd Phase 3	35	Spring 18	Spring 20	Summer 19 (Open market sale properties)
	(MC2) Rother View Rd North	22	Autumn 18	Spring 20	N/A (Council rented properties)
	(MC3) Rother View Rd North	58	Spring 18	Spring 20	N/A (Council rented properties)
Total Phase 3		115			
Overall Total number of properties:		217			

Appendix 2: Sales and Marketing Strategy



Appendix 3: Community consultation summary

<u>Site</u>	<u>Date and venue</u>	<u>Circulation list</u>	<u>Recorded Attendees</u>	<u>Comments</u>
MC1 Braithwell Road, Maltby, Rotherham S66 8AD and	12.12.16: 3pm-7pm Community Centre, Bevan Crescent, Maltby, S66 8AN	335	70	Attendees were pleased to see the development proposals for the larger site A. Concerns were expressed about the development of the two storey houses on the smaller site B. Residents confirmed that they would prefer the development of bungalows as an alternative. In listening to these concerns it was decided to withdraw site B from the programme and reappraise this development site with a single storey development scheme, therefore a separate planning application will be brought forward at a later date for site B.
MC6 Gaitskell Close, Maltby, S66 7JR		81		No design alterations made.
MC2 and MC3 Rother View Road, Canklow, Rotherham S60 2UR	15.12.16: 3pm-7pm The Hub, Canklow Rd, Canklow, S60 2JF	197	8	Attendees pleased to see the development. A resident expressed concerns of increased demand on local school places and the stability of the site due to the steep hillside and the water run-off; larger homes requested. No design alterations made.
MC4 Conway Crescent, East Herringthorpe, S65 3LE	13.12.16: 3pm-7pm High Greave School, High Greave Road, Rotherham S65 3LZ	170	9	The adjacent property owner expressed concerns about the foundations to his extension being undermined, therefore as a mitigation measure the design team would ensure that the properties are positioned to permit the required room between the new building and the existing boundary to provide room for the installation of any retaining structures that may be required.
MC5 Farnsworth Road, East Herringthorpe S65 3RP		128		No design alterations to be made
MC7 Shakespeare Drive, Dinnington, S25 6RP	14.12.16: 3pm-7pm Community Centre, Byron Road, Dinnington, S25 2LP	156	20	Mixed responses received - some residents expressed concerns about loss of green space, parking and materials. The design team agreed to amend the palette of materials to include red brickwork and red tiled roofs to complement the existing housing in the area.

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

Summary Sheet

Council Meeting:

Cabinet and Commissioners' Decision Meeting – 10 July 2017

Title: Outcome of the Consultation and Recommendations on the Learning Disability Offer and the future of In-house Services for Adults with a Learning Disability and/or Autism

Is this a Key Decision and has it been included on the Forward Plan?

Yes

Strategic Director Approving Submission of the Report

Anne Marie Lubanski, Strategic Director of Adult Care and Housing

Report Author(s)

Janine Moorcroft, Head of Service, Adult Care Services

Ward(s) Affected

All

Summary

The review of the Learning Disability Offer and future of In-House Services for Adults with a Learning Disability and/or Autism is integral to the Council's overall vision for transforming adult social care. This entails developing a service that enables people with a learning disability to:

- Have the opportunity to get a job and contribute to their community
- Have the opportunity to choose where they live and
- Have access to a good quality health service
- Be kept safe and protected from all forms of exploitation
- Access services of the highest quality which make a difference in assisting people to be as independent as possible
- Offer services that are affordable, are personalised and are what people would want to choose

Reforming the service will also contribute to the Council's strategic vision as set out in the Corporate Plan 2016/2017:

"Rotherham is our home, where we come together as a community, where we seek to draw on our proud history to build a future we can all share.

We value decency and dignity and seek to build a town where opportunity is extended to everyone, where people can grow, flourish and prosper, and where no one is left behind.

To achieve this as a council we must work in a modern, efficient way, to deliver sustainable services in partnership with our local neighbourhoods, looking outwards, yet focused relentlessly on the needs of our residents."

In order to deliver this vision for the borough the Council has adopted the following priorities:

- Every child making the best start in life
- Every adult secure, responsible and empowered
- A strong community in a clean, safe environment
- Extending opportunity, prosperity and planning for the future
- A modern, efficient council – customer focused, responsive, accountable, outward looking and providing value for money

Through the Together for Change programme of work the need for change was demonstrated through the following quotes:

“People need choice and control of their lives”

“It’s not about the buildings but activities and routine”

“A real choice for everyone”

“Hope for better services”

The national context in relation to Adult Social Care and the future of service provision for adults with a learning disability is reflected in:

- Care Act 2014
- Transforming Care for People with Learning Disabilities 2015

The legislation affirms the commitment to personalisation and shaping responses to individual circumstances, enabling people to exercise choice and maintain control over their own lives, whilst promoting efficiency and value for money in the use of shrinking resources. The challenge at both national and local levels is to develop robust, sustainable opportunities and support that promotes prevention and early intervention.

Further to the approval of the report “Consultation on the Modernisation of the Learning Disability Offer and the future of In-House Services for Adults with a Learning Disability and/or Autism” on 14 November 2016, this report further builds on the outlined direction of travel and sets out the subsequent next steps and recommendations for consideration.

The previous reports have acknowledged that this approach will be a 3 year improvement journey to ensure the success of the future model and to build on the offer for Rotherham, based on what people have told us through the consultation period. The Council therefore envisage changes to continue until 2020.

The steps that have been taken over the last 2 years have built on the principles of the Care Act 2014 and the need to enhance our offer to move away from an offer of traditional based support to a model which promotes independence for young people and adults. However, it is recognised that some customers with significant and complex needs will require support in a safe and secure environment but optimising their independence wherever possible. In order to achieve this, the Council will work more closely with users, family carers, and key partners from the Rotherham Clinical Commissioning Group (RCCG), Rotherham, Doncaster and South Humberside Trust (RDaSH) and Health Stakeholders.

There will be a focus on timely advice and information, technology and the delivery of improved outcomes for people in more cost effective ways, with an emphasis on what people can do rather than what they are unable to do. This is described as a strength based approach.

In real terms, this will mean that people will have access to enablement services to ensure people's independence will be optimised as much as possible and this will be to ensure their best outcomes. This will include employment opportunities, leisure opportunities and a real choice as to where and how they live.

The current building based offer of day care, respite and residential care can restrict the independence, choice and control of current customers and is not cost effective, although it is still considered that such care remains appropriate in the short to medium term for a small cohort of people with complex needs. In addition, it is recognised that the service spends £21.5 million (2016/17) on Learning Disability Services for approximately 725 people.

The proposed new service 'offer' has to be supported by proactive and innovative commissioning. The approach was outlined in the Cabinet Report of 26 May 2016, which will shape future services, ensuring there is a choice for people to access their support in a different way, such as being based in supported living or using shared lives rather than defaulting to residential care. The agreed commissioning approach ensures that the market responds to the needs of individuals now and in the future. This will continue to be co-produced with people with a learning disability to facilitate the shaping of the market and in so doing inform the quality of support and the management of risk. In order to support this process the Council has commissioned Community Catalysts to develop small local and community based options that will offer individuals a range of activities to meet their support needs.

This will also increase the preventative offer so those people who need short term assistance can build confidence or make contacts with relevant support groups. There will also be a focus upon providing an enablement service which is not currently provided when the Council review the enablement offer, and there is evidence and good practice which shows the positive impact on people's outcomes when enablement is used effectively.

Recommendations:

1. Cabinet is asked to:

- a) Approve the key principles for the adult social care pathway as outlined in section 5 which clearly defines the aspirations and the overall offer to the residents of Rotherham and underpins the Adult Social Care Vision and Strategy (March 2016).
- b) Approve that a Prevention and Technology Strategy is developed in line with the Care Act 2014 by August 2017 for all user groups.
- c) Approve a 12 week period of consultation with customers, staff and stakeholders on the options for Oaks Day Centre (Wath), and following the completion and analysis of the consultation agree to receive a further report outlining future recommendations.
- d) Approve a 12 week period of consultation with customers, staff and stakeholders on the options for Addison (Maltby) and following the completion of the consultation and analysis agree to receive a further report outlining future recommendations.

- e) Approve a 12 week period of consultation with customers, staff and stakeholders on the options regarding the re-provision of respite care to enable a closure of Treefields and Quarryhill respite and following the completion and analysis of the consultation agree receive a further report outlining future recommendations.
- f) Approve the retention of the REACH Day service with the option of reviewing the current accommodation.
- g) Note that all current customers will be individually re-assessed to ensure they receive the appropriate package of care.
- h) Approval to receive final proposals following analysis of the consultation responses.

List of Appendices Included:

Appendix A – Timeline of process and further consultation, including specific service consultation.

Appendix B – Learning Disabilities Equalities Analysis

Appendix C – Summary presentation from online consultation

Background Papers:

- Vision and Strategy for Adult Social Care – March 2016
- Implementing a Strategic approach to the commissioning and delivery of learning disability services- 26 May 2016
- Consultation on the modernisation of the Learning Disability Offer and the future of In-House Services for Adults with a Learning Disability and/or Autism” on 14 November 2016
- Transforming Care for people with Learning Disabilities, 2015
- Care Act 2014/15
- Mental Capacity Act 2005
- Making it Real 2012
- Think Local, Act Personal 2010

- Rotherham Housing Strategy 2016 – 2019

- Together for Change Document (Learning Disabilities)

- Full consultation document from online consultation

- Summary data from engagement opportunities

Consideration by any other Council Committee, Scrutiny or Advisory Panel:

Overview and Scrutiny Management Board

Council Approval Required:

No.

Exempt from the Press and Public:

No.

Title: Outcome of the Consultation and Recommendations on the Learning Disability Offer and the future of In-house Services for Adults with a Learning Disability and/or Autism

1. Recommendations:

- 1.1 Approve the key principles for the adult social care pathway as outlined in section 5 which clearly defines the aspirations and the overall offer to the residents of Rotherham and underpins the Adult Social Care Vision and Strategy (March 2016).
- 1.2 Approve that a Prevention and Technology Strategy is developed in line with the Care Act 2014 by August 2017 for all user groups.
- 1.3 Approve a 12 week period of consultation with customers, staff and stakeholders on the options for Oaks Day Centre (Wath), and following the completion and analysis of the consultation agree to receive a further report outlining future recommendations.
- 1.4 Approve a 12 week period of consultation with customers, staff and stakeholders on the options for Addison (Maltby) and following the completion of the consultation and analysis agree to receive a further report outlining future recommendations.
- 1.5 Approve a 12 week period of consultation with customers, staff and stakeholders on the options regarding the re-provision of respite care to enable a closure of Treefields and Quarryhill respite and following the completion and analysis of the consultation agree receive a further report outlining future recommendations.
- 1.6 Approve the retention of the REACH Day service with the option of reviewing the current accommodation.
- 1.7 Note that all current customers will be individually re-assessed to ensure they receive the appropriate package of care.
- 1.8 Approval to receive final proposals following analysis of the consultation responses.

2. Background

- 2.1 A key driver of the localised strategic approach to the provision of support for adults with a learning disability is the national context which has a focus on transforming care and support based on personalised support, early intervention and enabling people to access a range of services and support at the point in which they need to do so. The key principles of this national context are reflected in the Care Act 2014 and Transforming Care (National document led by NHS England). In addition to the driver for transformational change, there is the financial context of reducing resources and increasing demand, which is both a national and local challenge.
- 2.2 The Care Act 2014 requires people to be assessed as individuals and for their needs to be determined in terms of their personal 'wellbeing'. The Act focuses on looking at people's strengths, what they can do and what outcomes they want to achieve, which is described as strength based approach. It anticipates that most individuals can lead full lives focussing on prevention and timely advice and information. This will require a significant practice and cultural shift locally to which the Council has to respond.

- 2.3 In Rotherham, there is a higher rate of people with a learning disability per 100,000 population at 371.77 compared to a regional rate of 346.06 and our neighbouring Authorities of Barnsley with 313.76 and Doncaster at 348.53. Rotherham also has significant cohorts, for example, 204 people aged 18-30 years and 164 people aged 51-64 years. It should also be noted that there are 347 carers aged between 55 and 69 who support a service user with a learning disability.

Historically adult social care in Rotherham has been based upon a traditional “assess for service” model which has resulted in a higher proportion of adults with a learning disability in receipt of services when compared to regional neighbours. Care and support has been provided by services rather than prevention and promotion of an individual’s strengths. Services also tend to be traditional due to lack of alternatives available.

Many Local Authorities have moved away from providing any in-house, building based offers and now offer a tailored, individualised and personalised service. Others have targeted a reduced resource to people with significant complex needs including behaviour that challenges. A personalised approach will look at the individual’s outcomes as described in the Care Act 2014 and therefore individuals will use their personal budget with support to identify the best way to meet their own needs. This may be by accessing universal services at no or low cost, purchasing community services or commissioning a provider to provide domiciliary care or other types of support. This means that a range of different options will be developed and offered and this will incrementally increase through the transformation of adult care.

It can be suggested that the 18-30 cohort has largely been impacted upon by transitions from Children’s Services, due to alternative provision not being available. The 51-64 cohort (regardless of primary support reason/disability type) is reflective of Rotherham’s service demographics. The numbers of people accessing a traditional service within this group are further evidence of a model of “service provision”.

Higher numbers of learning disability service users are reflected in the proportion of 2016/17 budget spend with 30% of all Adult Social Care budget being spent on learning disability services/service users.

Consideration is therefore required on how to transform our services to meet the aspirations of individuals and their families, but also acknowledge the need for time to build confidence, trust and the wider market of services within local communities over the next 3 year period for wide ranging need and expectation.

- 2.4 The journey to look at alternative options for traditional based services began in April 2015, and more significant work was undertaken following the report to Cabinet in May 2016, which included alternatives to traditional care and developing community assets. The work to date has achieved the following:

- Transformation of Copeland Day Care Centre from a traditional building based service to one focussed on a personalised approach.
- Development of Community Link Workers to assist with market shaping. This has included developing new opportunities in the community where people can access or use their personal budget to purchase either individually or in “friendship groups”.

- Care Act compliant assessments which has started to embed a strength based model, ensuring that an individual's outcomes are at the centre of the assessment.
- A variety of commissioned resources to support the development of community assets, such as community connectors and Disabled Go.
- The Council has contracted with Community Catalysts to provide a specific focus on Learning Disabilities and to build on the number of social enterprises available in Rotherham.

2.5 At Cabinet meeting held on 26 May 2016, the paper on “Implementing the Strategic Approach to the Commissioning and Delivery of Learning Disability Services” was agreed to start the discussion about how and why the service offer for people with a learning disability and/or autism will change in the future.

In addition to this there has been a series of engagement events with customers, carers and families on the modernisation of the Learning Disability Offer called Together for Change.

In November 2016, Cabinet approved that the Council should begin a consultation with customers, stakeholders, carers and the general public about what they thought could meet the needs of those people who may need services in the future. The progress to shape the offer has continued through the consultation process on the wider Learning Disability and Autism Offer for Rotherham and there have been many opportunities for customers, carers and staff to engage in these conversations. It is clear through the consultation that there has started to be a shift in the thinking of how the offer could look in the next 3–5 years and that people aspire for the wider offer of choice and personalised services.

The review of the Learning Disability Offer and future of In-House Services for Adults with a Learning Disability and/or Autism is integral to the Council's overall vision for transforming adult social care.

2.6 The approach will enable people to transform their lives from one where they either live in and use specialist services or live in the community in a range of accommodation provision but are not part of it, into living as part of the community, mainly using services open to everyone with access to specialist services when needed. The individual needs of people will be met in the least restrictive settings as possible, formulated on robust positive risk assessments based on the recognition that people live in their communities safely and often have better outcomes for their health and wellbeing. This will be underpinned by the principles of the Mental Capacity Act 2005 where best interests need to be considered.

2.7 **Learning Disability In-house Day Services**

There are currently 3 building based in-house day services – Oaks Day Centre at Wath, Addison Day Centre at Maltby and Reach Day Centre at the Elliott Centre, Badsley Moor Lane. In addition, there are 2 outreach services for Addison and REACH within Maltby and Kiveton Park.

In addition to this there are also 10 customers in commissioned day services.

2.8 Oaks Day Centre is a learning disability day service based within Wath which operates Monday to Friday between the hours of 8.30 am – 4.30 pm. On average there are approximately 80 customers in attendance per day from a total of 120. The majority of these customers access adult services in-house transport as they do not live locally. 50% of customers also reside in a residential or supported living setting where the Council pays for 24/7 support. The service provides primarily building based activities with some outreach work into the community. Most customers have been accessing this service for in excess of 20 years and there is little evidence of any customers moving on to independent opportunities.

2.9 Addison is a learning disability day service based within Maltby which operates Monday to Friday between the hours of 8.30 am – 4.30 pm. On average there are approximately 90 customers attending per day from a total of 130. There is little evidence to show that customers from this service move on to alternative provision. The service provides building based activities and planned activities within the community.

The site also includes ADPRO which is the Learning Disability supported employment base. There are some good outcomes that have been demonstrated within the employment service, however, there is a question around the current base and if this would be more effective operating from the town centre. Most customers who attend Addison use in-house transport to access their day provision, however, all customers who access ADPRO self-travel.

The service has connections with 26 local employers that offer 32 of the trainees at ADPRO placements. During 2016/17 16 people have been in paid work between 1 – 15 hours per week. (5.6%)

Through undertaking a focussed piece of work around ADPRO and our employment offer the Council would foresee this figure increasing to the national average of 5.8 % which would result in positive outcomes for customers and reduce personal budgets.

2.10 Reach Day Centre based within the leased-in Elliott Centre is situated in Herringthorpe on Badsley Moor Lane and provides support for 30 customers per day. Maple Avenue is in Maltby and this is the outreach service which supports a further 25 customers. There are currently 55 people receiving a service across the week. Reach Day Centre is open Monday to Friday 8.00 am – 4.00 pm. 90% of the customers live with their parents and 80% use social care transport and 20% are transported by family members. The customers attending Reach Day Centre have complex needs and in the majority of cases need a higher level of support than customers at Oaks and/or Addison.

2.11 **Transport Arrangements**

Approximately £0.81 million per year is spent on travel arrangements for people with Learning Disabilities to day care, with an additional £320,000 per year spent on the provision of private hire taxis. Any changes will need to ensure that people will have travel training, where appropriate, in order to be independent. This will be risk assessed and based on good practice.

It should be acknowledged that many customers have not had a holistic assessment to determine any transport needs or changes to current transport arrangements. This has created an unnecessary dependency on Adult Care transport and an increased cost.

It should also be noted that the corporate transport review will look at solutions to integrate transport and provide a more streamlined and cost effective model. This new delivery model can then be embedded into individual assessments where appropriate.

2.12 Learning Disability Respite

The Council has 2 in-house traditional respite services - Treefields in Wingfield and Quarry Hill in the Wath area. Both services offer respite care to people with a learning disability.

Treefields has a 95% occupancy rate and Quarry Hill has a 91% occupancy rate - these figures include provision made for emergency respite. There are 6 bedrooms in each establishment. It should be noted that neither service can accommodate people who use a wheelchair as the buildings are not accessible. This support is provided for 101 customers. Treefields and Quarry Hill provide emergency respite on a rota system with Ladycroft an independent residential/respite unit.

All individuals accessing the services would need a strength based reassessment to look at any ongoing needs, including the need for respite for carers / family members.

2.13 Learning Disability Residential

Parkhill Lodge in Maltby is a 22 bed learning disability residential unit. The rationale to include this building in the review is because it will support the programme to deliver personalised outcomes for customers. A detailed analysis would need to be undertaken once all the strength based assessments have taken place to look at the overall financial impact of individual assessments. This would also be predicated on market availability at reasonable cost. This area is interdependent with the commissioning strategy for people with a learning disability.

In addition to this there are 172 customers living in 24 hour accommodation, 29 of which are out of area placements. This is due to the need for specialist provision that has not been readily available in Rotherham.

3. Key Issues

3.1 In order to continue to deliver the vision agreed in March 2016 for the Learning Disability Service and to progress on the key themes that have developed through conversations from the Consultation, the following issues need to be considered:

- The reliance on traditional models of care, with a large number of people living in care homes and sometimes having to live away from Rotherham to receive services. There are currently 29 people in receipt of 24 hour care living out of the Borough. All customers need to have an assessment to determine if their current placement is in their best interests and meeting their needs within an independence model. There will also be a requirement to ensure that the costs applied are reasonable to meet the individual's needs. Support plans should be clear on the expected outcomes for individuals and an approach that enables independence and reduced levels of support (step down approach) to alternative accommodation, where appropriate, put in place.
- The high use of traditional day centres and poor or limited access to mainstream social activities with few work opportunities. It should be noted that it is unusual

for a Local Authority to provide 5 days a week day care for people with high complex needs and in addition for people who reside in residential and/or supported living to access day care as an addition. This will be addressed through individual assessments with customers who reside in these settings and in addition through engagement with providers. However no changes would take place before assessments have been undertaken and stakeholders have been engaged.

- An initiative which was called Community Opportunities Programme, consisted of a Team Manager and 2 Social Workers, was launched in September 2016 and had a focus with 10 volunteered customers and their families to work closely with them to take a detailed look at the customer journey for assessment and support planning which aimed to look at alternatives. Feedback from carers and customers linked to traditional services has in some cases demonstrated a change in their thinking to move away from the current model.
- Currently there is only one type of respite offer which is a building based traditional 6 bedroom property, which is not accessible for customers with more complex needs and does not offer choice. It should be noted that the Council also commissions 10 private respite beds for Rotherham residents.
- The current in-house transport offer which comprises of a fleet of leased vehicles restricts the ability for customers to self-travel. In addition there is also an overuse of private hire taxis for customers. Wherever possible, the Council will support those customers to enable them to enhance their skills and travel safely within their community. This piece of work has progressed and has seen several reductions in the use of transport and changes to the provision of transport, which has resulted in better outcomes for customers and some financial savings.
- The Shared Lives Scheme currently offers placements for 48 people, of which 40 are learning disability customers, and has shown good outcomes. A piece of work was commissioned to analyse quality and customer outcomes. There is an expansion plan which will allow the scheme to offer day support and short breaks on a larger scale to a wider group of people based on the carers' needs. Shared Lives offers a good alternative to residential care which is personalised and more cost effective. This is a key work stream within the Learning Disability Programme and a recruitment process for a new Shared Lives Manager will be the catalyst required to move this project on in terms of pace, scale and innovation.
- The connection between services for children and adults with learning disabilities needs to be strengthened to ensure continuity in meeting needs. A transitions team has now been established and joint work is taking place with Children and Young Peoples Services (CYPS) / Education and Health to implement a new approach including a better understanding of the cohorts and their future needs.
- Ensuring a joint approach to commissioning services across health and social care has been introduced to reduce duplication, confusion and cross-agency issues for both adults and children.

3.2 Property Maintenance

The Adult Care & Housing Directorate has been liaising with colleagues from Asset Management to determine the predicted repairs and maintenance costs for the current in-house Learning Disability establishments. There is a summary of the predicted repairs and maintenance costs over the next 25 years.

It is clear, however, that there are some repairs that are recommended to be undertaken within the next 12 months if the buildings are to be retained in the longer term. These are outlined below:-

Property	Total Cost	Repairs / Maintenance	
Parkhill Lodge	£20,000	Timber Cladding	£5,000
		Boiler Pumps	£5,000
		Asbestos AIB Corridors	£10,000
Quarry Hill	-	No major condition costs	
Treefields	£2,000	Damp in wet room	
Oaks Day Centre	£900,000+	Refurbishment	£900,000+
Maple Avenue	-	No major condition costs	
Addison Day Centre	£45,000	Roof	£30,000
		Windows	£15,000

4. Options Considered and Recommended Proposals

4.1 The formal 60 day consultation on the Learning Disability and Autism Offer for Rotherham commenced 05 December 2016 and ran until 02 February 2017; this comprised of a series of engagement events across the Borough and online questionnaires. The main purpose was to outline the Council’s vision and to receive feedback from a wide range of stakeholders about what they want the future offer to look like. This then informs the recommendations for in house services covered in this paper.

There were 627 people from across Rotherham who engaged in the completion of questionnaires or attended one of the 23 engagement opportunities (one to ones, focus / discussion groups). This consisted of customers, carers, staff, members of the public, stakeholders and young people who may access services in the future.

The data analysis for the online questionnaires has been completed by an external body, with the data from the engagement events being compiled by the Quality and Performance team.

Following the 60 day consultation, it is clear there were some key themes coming out that have informed the recommendations going forward. Within the consultation through engagement within Focus Groups, Drop-in sessions and one to ones the following themes were discussed:

- Choice and control
- Living in your own community
- Having your own front door
- What the services for Learning Disabilities and Autism should look like in 5 years?
- Anything else you would like to tell us?

The two background papers for the consultation sets out the summary of the information on the data analysed from the questionnaire and the full detail of the consultation questionnaires. The data from the engagement opportunities (one to ones, focus / discussion groups) is also included in the background papers.

4.2 Summary of Consultation

This section outlines the information from the online questionnaires and the information analysed from the twenty three engagement opportunities. (Please refer to background paper)

- **Summary of Online Questionnaires**

A total of 487 questionnaires were completed either online or via requesting a hard copy. The breakdown of the 487 was as follows:

Customers	227
Carers	92
Staff	141
General Public	27

70% of the customers who completed the questionnaire had a Learning Disability and 5% had autism. The majority were young with 70% being under the age of 45.

- **Services Used**

In respect to current services used 62% of customers accessed day care provision, with 23% accessing respite services, 22% in supporting living and 18% in residential.

42% include access to other services such as the in-house employment provision, school, college and Speakup.

- **Skills and Activities**

There was a specific question within the questionnaire which determined what people are good at. Within this data 48% of people listed hobbies and interests in which they enjoyed. The most popular being baking/cooking, computers and gardening.

- **Support Needed**

There were 207 customers' responses to this question with variable answers that all identified some level of support. Some identified a low level of support whilst some demonstrated a higher need.

The carers and families returned 90 responses with 58% reporting a high level of need, some carers clarified by saying *"cannot speak, stand, walk, brush hair or teeth"* or support needed *"everything involved in daily living, and all aspects of life"*.

Other levels of support were also mentioned around night support *"sleeping issues, keeping safe inside and outside the house"*.

- **Support to improve Choice and Control**

This question was specifically what the Council can do to help people have more control over own choices? Of the 155 respondents who answered this question, 15% said that they already have support and identified who they would go to if they needed support. A further 15% wanted more support and for those who came up with suggestions some wanted more choice and said that this may come from having a job and gaining more independence.

There was one example in particular that suggested his carer stopped a customer from doing things and others suggested the person is too severely disabled.

- **Opportunity to Work**

51% of customers said that they would want to work or volunteer (if not already). Additional comments to this question were made suggesting working in a bar, bakers shop, café and library and 11% wanted to work outside. Some customers were more creative with their ideas with answers such as *“work at New York Stadium”*, *“volunteer at Disneyland Paris”*.

- **Travel**

This response was overwhelming, with 67% of people suggesting support for travel training and bus buddies, with an escort and community transport for those who are more vulnerable.

- **Safety**

26% of carers suggested that they didn't feel safe in the community and 12% of customers said that they did not; with 54% of customers responding saying they felt safe.

People said that feeling unsafe is linked to the person's level of severity of disability. It was reported *“I worry in unfamiliar surroundings and then might suffer from sensory overload and have a meltdown publicly”*.

- **Future Planning**

From the 92 carer respondents who were asked if the person they cared for had a plan in place for the future, 85% said no. There were worries about the future and a time when carers are no longer around. There were also anxieties around services closing.

- **Availability and Access to Services**

There is a concern from people that there are insufficient services for people with a learning disability in Rotherham. There is also a perception of a lack of services/groups available and lack of local groups to access.

Carers outlined their own perspective on the quality of what a service should be like in the future, *“he needs stimulating learning and socialising mixing with young people like himself with trained staff”*.

Carers described the outcomes of a quality service which is based on their experience, *“He has grown in confidence learning new skills. He goes to college 3 days and does 2 hours at Barnados Charity Shop through Ad-Pro”*, *“He has just started travel training and will learn some travel safety from this”*.

Following the consultation it is clear that there a number of future recommendations in respect to the Learning Disability and Autism Offer for Rotherham, that are being considered separately. This includes personal budgets, opportunities to self-travel and future planning for individuals. This activity is underway through routine activity with Adult Social Care.

4.3 Summary of Engagement Opportunities

Twenty three opportunities were available for people to engage (see Figure 1.1 in background paper for consultation). In total, 140 people participated in this part of the consultation. The majority of participants were family carers and people with

learning disabilities and/or autism. Some providers including Healthwatch, the Rotherham Parent Partnership and YAWR (You Ask We Respond) were represented at the hard to reach group engagement session.

From the twenty three engagement opportunities the top six themes focussed on:

- Health and Wellbeing
- Day Centres
- Accessibility and Community Involvement
- Choice and Control
- Communication, information and advice
- Assessment and Reviews

The analysis below provides a summary about what exactly was discussed within each of these main themes.

- **Health and Wellbeing**

Out of the twenty three engagement opportunities, health and wellbeing was raised at twenty six times. Within the health and wellbeing theme, friendships were of key importance. Participants placed significance on the importance of maintaining friendship groups, making new friends and socialising outside of day centres:

“I would like to see my friends more outside of the day centre” -session 12.

During session 15 participants stated:

“Friendships are more important than where he is based”.

- **Day centres**

Across the twenty three engagement opportunities Day Centres were mentioned at twenty two events.

During a discussion between 19 family members / carers of people with a learning disability and/or autism, it was mentioned that some service users have been attending day care for many years and this is the only support they receive:

“[He] Loves the centre – it’s his life” -session 13.

During another engagement opportunity the following was stated:

“People currently think that Day Centres are the only option as this is what they are used to” -session 1.

Some family members/carers commented that their son/daughter attends a day centre but they do not have the choice they once did.

“Day centres can’t provide the choice of activities they once did due to staff and budget cuts” – session 1.

“If centres are unable to provide the activities they shouldn’t be put onto clients’ timetables”– session 1.

In contrast other participants had more negative opinions of the day care offer. Some argued that:

- Day centres do not meet need
- No 1:1 in place at day centre so [my son/daughter] is bored
- People are pigeon holed and aren't given opportunity to try things at day centres
- Day centres should not be the only option available
- Day centres are unable to provide activities

Day centres were also discussed in relation to choice and control with some commenting that service users are able to make choices at day centres and others disagreeing, stating that day centres cannot provide choice.

“Day Centres can't provide the choice of activities they did due to staff and budget cuts” – session 1.

- **Choice and Control**

Across the twenty three engagement opportunities choice and control was mentioned at fourteen events. When discussing choice and control participants tended to discuss this in two categories:

1. How individuals experienced limited choice and control
2. How individuals were able to make their own choices

It was evident amongst people with a learning disability and/or autism that there are mixed feelings regarding choice and control. Some individuals feel they have choice and control but with limitations stating:

“I have a lot of choice and control but sometimes people try to put their opinions on me” – session 12.

“Yes [I am able to do activities and hobbies that I'd like to do] but money is sometimes an issue” – session 12.

Carers felt strongly about the impact of having a learning disability and/or autism and individuals being able to make choices at short notice stating:

“Can't just go to the pictures, life is day by day, can't look in to the future. It's a life sentence” – session 13.

Others reported that choice and control is difficult due to dependency on others or to having to follow someone else's schedule:

“Control is hard because I can't go to the cinema on my own, I have to rely on someone who will go out with me” – session 12.

With some people with learning disabilities commenting they had to rely on others to get out and about and that money impacted on their ability to take part in activities they would like.

Participants also discussed the fact that carers and supporters tried to put their opinions on to them, and that their parent/carer tells them what to do, with some

carers seemingly agreeing stating:

“[My son/daughter] is not able to make choices and control”, “[he/she] is better being told what to do rather than being given a choice” – session 5.

Others commenting that lack of other services impacted on their ability to have choice and control:

“Goes to Oaks as there is nothing else” – session 13, *“Day Centres can’t provide choice”* and *“Day services unable to provide activities”* – session 2.

Options for individuals with complex needs were also highlighted as an issue which affects choice and control:

“No care available for complex needs in Rotherham - need to access out of borough services” – session 21.

- **Communication, Information Communication, Information and Advice**

Out of the twenty three engagement opportunities, communication, information and advice was mentioned at fourteen events.

Participants stressed the importance of transparent communication:

“Be open and honest – don’t waffle, tell us how it is” – session 1.

This was extended to information and advice:

“You need to be open with information and advice sharing” – session 1.

Attention was brought to the methods of communicating and that there are different ways to communicate other than written. Some service users have specific communication needs, such as Makaton. It was felt that information and advice should be available to the general public in a timely manner. This should include communication about what is available/what the options are. Participants feel that the communication of information and advice is an issue. Reference was made to the current experience of accessing information and advice stating that the process of who to speak to and how is unclear. Specific mention was given to the Single Point of Access, citing unacceptable waiting times and also ineffective signposting by Switchboard.

“It should be a stepping stone to finding out what’s available and how we can action it” – session 21.

Following the consultation it is clear that there are a number of future recommendations in respect to Learning Disability and Autism Offer for Rotherham.

Due to the number of themes and extent of the information gathered it is recommended that specific consultation takes place on the separate areas as outlined below.

- **Assessments and Reviews**

Out of twenty three engagement events, the theme ‘assessments and reviews’

was mentioned at fourteen events.

Carer's assessments were raised as an issue with participants concerned about the lack of information and awareness. Others voiced that more robust carer's assessments were needed, whilst others complained that they had not been offered a carer's assessment.

Contingency planning was discussed and participants raised concerns about there being a lack of contingency or 'emergency' planning in place.

There was concern about the timeliness of assessments and reviews being overdue and/or not being followed through. Some spoke about not being able to 'get a social worker' (session 21). Individuals that had received an assessment or review raised the following issues:

- Inconsistencies with assessments
- Negotiating over support and services – 'bartering' to keep one, lose another
- Independent living was not considered
- Going round in circles and no outcome
- Quality of assessments is a worry
- No financial assessment for years

4.4 Accessibility and Community Involvement

A theme emerged around accessibility and community involvement. This was discussed at sixteen of twenty three engagement opportunities.

Participants raised the need for community resources for all.

"We need to move away from a one size fits all thought to look at individuals to get the right placement for them, with people of same interests, age groups etc" and that there should be "community resources for all, not just people with learning disabilities" – session 2.

Some individuals indicated that they feel involved in the community and are able to access community based services and events i.e. via 'Thurcroft Big Local', 'Get Sorted Music Academy', 'Burlington Bash' and 'Elephants in Step'.

Others shared that they need support to be involved and without this would be isolated from community activities. Participants also felt that having skilled and experienced staff was crucial to supporting community activities and it was referenced that some service users can only access the community with support from carers.

"It's easy to go out because you have carers" – session 12.

Some raised concerns about the accessibility of services;

"I am worried about loneliness and the accessibility of services and available services" – session 2.

"There is a lack of opportunities in the south which means we have to travel" – session 2.

Access to buildings was discussed as an issue as it can prevent people participating in activities and receiving community based support. Some mentioned having to travel across the borough to access day care.

There were a number of concerns raised about accessing the community;

"I can't read the signs" – session 12.

"Not all buildings are accessible to everyone because of wheelchair access" – session 12.

In addition to this public transport can impede people from accessing the community;

Participants felt small community bases or 'hubs' with 'chill-out' rooms would be a good idea for people to access. It was stressed that these would need to be;

- Local, to reduce the need for transport
- Safe places

“Bringing in more local services to areas so that travelling would be minimised to shorter journeys that would be easier and more manageable for people. This would also provide easier access for more people” – session 1.

“We would have no objection to smaller focussed groups that support friendship and difference and it being person centred; but there would still need to be some smaller buildings for people to meet and for winter days or wet spring and summer days and for resources” – session 14.

4.5 Hard to Reach Groups - Feedback from Engagement Events

Hard to Reach communities are under-represented across Rotherham Learning Disability Services with only 4.05% known to services.

The 18-64 LD population currently has 667 customers with an open service (27) of which 4.05% are from a Hard to Reach Community

Speakup worked with a representative from the Unity Centre to organise a specific focus/discussion group which targeted hard to reach communities to ensure their voice was heard. 22 people attended the session which involved family members, people with learning disabilities and/or autism, supporters, advocates and representatives from the Parent Partnership and Rotherham Healthwatch.

5 Key principles of the new social care offer

Approve to the key principles for the adult social care pathway which clearly defines the aspirations and the overall offer to the residents of Rotherham and underpins the Adult Social Care Vision and Strategy (March 2016).

This entails developing a service that enables people with a learning disability to:

- Have the opportunity to get a job and contribute to their community
- Have the opportunity to choose where they live and,
- Have access to a good quality health service
- Be kept safe and protected from all forms of exploitation
- Access services of the highest quality which make a difference in assisting people to be as independent as possible
- Offer services that are affordable, are personalised and are what people would want to choose

5.1 Prevention and Technology

The Care Act requires Local Authorities to ensure the provision or arrangement of services, facilities or resources to help prevent, delay or reduce the development of needs for care and support. The prevention duty extends to all people in a Local Authority's area, including carers, regardless of whether they have needs for care and support, or whether someone has had a needs or carers' assessment.

In Rotherham our current offer of assistive technology and how the Council prevents customers from coming through our front door is a challenge.

There is a cultural change shift in Rotherham and a move away from the over-reliance on traditional models of care and support to a strength based approach. A significant amount of work has been undertaken to start this process including “Me Learning” Care Act for all staff, 2 days face to face training on strength based practice and implementation of a practice challenge group meeting that is held twice per week to review the quality of assessments across Adult Social Care.

In addition to this the position of a temporary Change Leader has been recruited into for an 18 month period with a specific focus on Prevention and Early Intervention. The work that will be undertaken through the Change Leader will give a strong focus to start to change the strong perception of the need for services and 24 hour support. Within the consultation, 39% of carers felt that with 24 hour support a person could live independently. Built on to this needs to be an emphasis around the offer of assistive technology and how this can support living independently to mitigate or minimise the need to 24 hour care.

During the consultation there was a question around the awareness of what is happening in the community with 40% of customers saying that they did not know or have an awareness of what is happening in the community, whilst 60% reported that they did have some awareness. 79% of staff reported that they did not have any awareness.

In addition 28% of customers told us that they feel part of their community through services like ADPRO, and by getting involved in local events. One customer quoted *“I would like people to be more tolerant of my learning disability and autism”*.

It is recommended that this work continues and that Adult Social Care builds on the improvement of the information and advice offer which demonstrate a model that “prevents, reduces and delays”

This includes the approval and introduction of a Prevention and Technology Strategy developed in line with the Care Act 2014 by August 2017, and the continuation of the work that has commenced with Community Link Workers, Information and Advice Officers and the project for Community Catalysts.

5.2 Day Opportunities

In order to give people more choice and control, the Council need to maximise opportunities for all people within their own communities.

During the consultation 18% of customers advised that their lack of confidence or competence stopped them from undertaking activities and 20% suggested that there was a lack of support to do the things they wanted to do.

Customers suggested that they would like more places to go that are more accessible with wheelchair access.

When carers were asked about constraints within the consultation, they responded that whilst the learning disability of the person they cared for was high for a majority of carers, it was recognised that having support for carers could help maintain a consistent quality of service for a person.

It was clear that there are some worries about the lack of services available and the fact that carers need to work. Carers reported that *“I worry about the extra stress of arranging his care eg: direct payments, employing carers etc”*.

This was also reiterated within the engagement opportunities events where individuals raised concerns about managing a budget and the need for information and advice.

In addition to this, hard to reach communities raised concerns about the lack of Personal Assistants who understand cultural needs.

It is clear that through our contact with customers and carers that the Council need to undertake a further piece of work to promote the use of personalised budgets and how this can provide positives outcomes for customers.

When people were asked about their travel arrangements the response was overwhelming, with 67% of customers suggesting support for travel training and bus buddies, with an escort and community transport for those who are more vulnerable. It is recommended that in order to allow customers to gain skills and independence in self-travel, which will give people the opportunity to access places that they do not currently, that the Council look at support through additional travel training.

5.3 **Housing and Accommodation**

Through the consultation discussions took place around future housing and accommodation requirements and wishes. It was clear that 52% of customers did not know if they had a support plan for the future and 84% of carers confirmed that they did not.

It was also stated that staff felt that customers and carers were not receiving the necessary support to plan for the future. For most carers and families this subject remains a matter of serious concern.

Through the people who responded within the questionnaires it was determined that 56% of customers lived within the family home. Whilst 17% reside in residential and 16% in supported living, with only 2% in shared lives placements and 9% independently.

When asked specifically about the thought of living independently or if customers thought they should or could, 32% answered "yes" and 68% answered "no". Carers' results on this particular question were 41% "yes" and 59% believing their son/daughter "was not able to" or "would not want to".

The main theme throughout this subject was that services needed to have an individualistic approach for complexity and severity of disability.

Neither customers nor their families have any faith that the Learning Disability population can live on their own without any support. The public believe that living independently can be done provided they are supported appropriately.

This subject is inter-related with the fact that future planning has not been at the heart of discussions held with customers and their families. It is clear that a wider piece of work needs to be undertaken to start to build on the strength based assessments. There is also a need to promote the positives of independent living through visits to schemes such as supported living.

Rotherham has seen some positive outcomes of customers who have resided within a residential setting and have moved on to supported living where they have thrived and gained independent living skills.

This piece of work will be undertaken in partnership with Housing building on the priorities within the Housing Strategy. This work will need to be undertaken to establish the demand and gaps in any specialist provision. There is also some work to be undertaken with providers to be clear on the offer and an approach that promotes and enables independence.

5.4 **Employment Opportunities**

The consultation gave a real insight into the aspirations and expectations of customer's opportunities to gain paid employment or access voluntary work. When asked the question staff responded positively with 80% of staff stating that yes, providing a job is right and there is adequate support. Only 3 people felt this was inappropriate and replied negatively.

The values communicated from staff members were based on the values of equality of opportunity *"people should be given the opportunity to access employment, quite rightly so as they do have a valuable contribution to make to society"*.

Customers responded positively to this question and 92% of customers said that they should have the opportunity to work, whilst 54% of carers and families said that they should not have the opportunity.

Interestingly out of the customers who responded positively to this question only 25% of the cohort said they had the aspiration to work. This is potentially due to the fact that the customers who responded are accessing traditional service models that do not offer the opportunity to access work or gain skills and confidence to access voluntary work or paid employment.

It is clear that the Council need to raise customer's aspirations for employment and voluntary work. It is recommended that a focussed piece of work is undertaken with the relevant partners to enhance our pathway to employment for customers with Learning Disabilities and explore the existing model in-house (ADPRO) to build on any existing opportunities and areas for development. This would tie into the wider consideration for Addison and the offer as outlined in this report.

5.5 **Future of Learning Disability (LD) In-house Services.**

Learning Disability Residential (Parkhill Lodge) and Respite (Quarryhill and Treefields)

It has been determined from engagement with some of the customers within the in-house learning disability residential home that they could be suitable to be supported within an independent living environment. The 22 bedded unit also hosts 2 separate internal flats on the ground and first floors which could be appropriate for development to meet the new requirements of the service. There are also surplus bedrooms across from the internal flats which are currently not used.

During the consultation, hard to reach communities discussed issues around accessing direct payments and personal budgets, and finding personal assistants who understood cultural needs. In addition people stated that *"residential and respite - don't meet people's needs culturally"*.

To enable a better offer for respite, it is recommended that the use of Parkhill Lodge and other Council assets is investigated to include the provision of respite. It was clear from the consultation that carers rely on the use of respite services to enable them to continue in their caring role however the current offer within Treefields and Quarryhill do not accommodate for complex needs. This is an issue that would be overcome through re-providing the service within Parkhill Lodge.

By undertaking this change, it would allow the decommissioning of one or both in-house respite units (Treefields and Quarryhill) over a 12 - 18 month period, both of which offer 6 bedrooms.

The reduction in the use of permanent beds would therefore be utilised for customers currently accessing the in-house respite services.

Treefields and Quarryhill are both semi-detached properties that offer respite to families for either planned or emergency purposes. Whilst the services receive positive feedback from customers and carers, they do not lend themselves to customers who have more complex needs and disabilities.

It is therefore recommended that the below options are considered for consultation to allow for an alternative offer. Quarryhill and Treefields respite buildings could be converted back into a residential property or may be favourable for development.

To provide an in-house learning disability residential unit is rare, however, it is clear that customers who reside here are safe, happy and well with a good Care Quality Commission rating. One option is to retain Parkhill Lodge for the medium term until 2019/20 and possibly re-provide respite within Parkhill Lodge. The customers who are able to be supported in a different environment i.e. Supported Living should be assessed with a plan to move on from a residential setting.

It is recommended that a specific consultation takes place with customers, carers and stakeholders for a period of 12 weeks (see Appendix A). During this time The Council will talk to individuals and their families about the impact and to hear views and concerns about the proposals.

There is a need to consult for the 12 week period due to the complexities of the customer group and to give everyone the opportunity to be involved.

Option 1: Retain Parkhill as a LD Residential Home and retain 2 current Respite Homes (Treefields and Quarryhill)	
Strengths	<ul style="list-style-type: none"> ▪ Retains future provision
Weakness	<ul style="list-style-type: none"> ▪ Does not tackle the need to change and transform service in line with vision and aspirations outlined within the report. ▪ Would not offer any choice and control to customers to move on to live independently or to promote independence. ▪ Would not support customers with complex needs. ▪ Would not release any financial savings. ▪ Would not give flexibility to create a different offer that is sustainable.

Option 2a: Re-configure Parkhill Lodge to combine the usage of 1 respite unit (Treefields or Quarryhill) over a period of 12 months	
Strengths	<ul style="list-style-type: none"> ▪ Provides sustainable offer for Parkhill Lodge residents for the medium term ▪ Creates a different offer for Parkhill and a more sustainable respite offer which would accommodate for customers with complex needs. ▪ Releases some financial savings through the closure of 1 respite unit and generates opportunities for the usage of the residential building
Weakness	<ul style="list-style-type: none"> ▪ Changes to current environment for customers.
Key Assumptions	<ul style="list-style-type: none"> ▪ Customers within Parkhill Lodge would require an assessment of need to determine the potential of moving on to independent living. ▪ Capital money should be available to support the reconfiguration work needed within Parkhill Lodge.

Option 2b: Utilise Cherry Tree House, Masbrough as an Adult with Learning Disabilities Respite Centre to combine the usage of 2 respite units (Treefields and Quarryhill)	
Strengths	<ul style="list-style-type: none"> ▪ The property is a vacated children's respite facility which is fully accessible. ▪ The premises are adjacent to Liberty House which provides Learning Disability Respite Services up to the age of 18, thereby providing continuity to users as they leave children's provision and move to adults. ▪ The building is in good condition having had a substantial amount of investment over the last few years. ▪ The building is accessible and would meet the needs of people more complex needs. ▪ The premises are vacant and require minimal works to re-commission.
Weakness	<ul style="list-style-type: none"> ▪ Changes to current environment for customers.
Key Assumptions	<ul style="list-style-type: none"> ▪ Capital money should be available to support the reconfiguration work needed within Parkhill Lodge.

Option 3: Re-configure Parkhill Lodge to combine the usage of 2 respite units (Treefields and Quarryhill) over a period of 18 months	
Strengths	<ul style="list-style-type: none"> ▪ Provides sustainable offer for Parkhill Lodge residents for the medium term ▪ Creates a different offer for Parkhill and a more sustainable respite offer which would accommodate for customers with complex needs. ▪ Releases some financial savings through the closure of 2 respite units and generates opportunities for the usage of both buildings in a residential area. ▪ Manages the transformation of the services simultaneously.
Weakness	<ul style="list-style-type: none"> ▪ Changes to current environment for customers.
Key Assumptions	<ul style="list-style-type: none"> ▪ Customers within Parkhill Lodge and both respite units will require an assessment to need to determine the potential of moving on to independent living. ▪ Capital money should be available to support the reconfiguration work needed within Parkhill Lodge.

Out of the above options it should be noted that **option 3** is the preferred recommendation based on the strengths outlined above. This would also allow for a wider transformation of services simultaneously and would maximise the use of Parkhill Lodge over the medium term until 2019/20 whilst the market develops.

5.6 Learning Disability Day Centres

Oaks Day Centre – Wath

The outcome of the consultation whilst some people said they felt they had choice and control, it was clear that customers gave an overwhelming response of their wish to gain employment or voluntary work. This was demonstrated through people expressing their wish to engage in different work settings. 83% of the customers who responded are currently accessing our in-house services (day services and respite).

Some individuals with a learning disability and/or autism not only aspired to live independently but also expressed an interest in seeking employment. Work, education and volunteering were mentioned seven times across the twenty three engagement opportunities.

People with learning disabilities and/or autism stated:

“I would like a job” – session 12.

Others mentioned experiencing learning, work or volunteering opportunities already
“I feel safe to go to college two times a week” – session 12.

When customers were asked about what they were good at, they responded with a variety of activities with the most popular being cooking/baking, computers and gardening. Whilst some of these activities are offered within a day centre environment it can be demonstrated that this is not personalised to the individual and that skills are not utilised to maximise peoples opportunity to work or volunteer.

It was clear that some customers and carers are happy with their current offer and day centre placement as they feel that this meets all their needs in a positive way. There was a strong sense of willingness from carers to support the change and in some cases carers recognised that the choice of a traditional day centre perhaps was not the best option for their loved one.

It is evident is that people's friendship circles are really important due to the relationships that have been built over a number of years and that a safe building base of some kind would be favourable. Although there is an understanding and acceptance that this does not have to be the same building for all activities or a large purpose built environment, it is also clear that specialist support services are crucial for customers and carers, and they would like to see more choice for complex and specialist support.

Oaks Day Centre currently offers support to approximately forty people with complex needs. Individual assessments would be required to take place with customers to determine their support needs and to seek potential alternative provision.

There is a piece of work being undertaken from May 2017 through Community Catalysts who will be working with customers and their families to start "taster sessions". This will enable customers with their friendship groups to try other community activities and events in their local area.

Many participants who engaged in the consultation felt that the Council should utilise their existing buildings better, while others acknowledged that some existing buildings were run down and required investment. However, participants felt that should services change they would like the option of having a smaller building base, particularly for the winter months.

'Buildings' became a theme, being discussed six times out of the twenty three engagement sessions.

As outlined above there are some repairs and maintenance costs that will need to be undertake on the building within the next 12 months. These are approximated to cost in the region of £900,000. The cost of this work is not one that is sustainable in the current climate and this needs to be considered as part of the overall recommendation.

It is recommended that a further period of consultation be held on Oaks Day Centre (Wath) including the option of closure. The consultation should run for 12 weeks to enable all users and families to be engaged within the process. The consultation would need to consider the impact on specific customer groups, the need to source suitable alternative provision and engagement with wider groups and organisations to explore alternatives for individuals. This would also include communications with Community Catalysts and commissioning to enable discussions around the needs and demand for provision in Rotherham.

A specific timescale will be required around any future changes to the provision including closure. The timescale would need to take account for all customers to have a reassessment of need and to allow for any transition processes for customers who will move to alternative provision. Within this timescale the market will to continue to be developed to meet the needs of all customers groups.

Whilst recommendations within the report highlight the retaining of REACH customers would still be required to be assessed. These assessments may result in other alternative community based options for customers, which would free up provision for people with a learning disability and autism and or complex needs.

It should be noted that the customers who attend Oaks in many cases have been in attending Oaks for decades from when the former day centre was a school.

Therefore there is highly likely to be sensitivities that will need to be carefully managed with customers, carers and families through consultation and any reassessment.

Around 50% (of the 111 customers) who attend Oaks day centre up to five days a week reside in Supported Living or Residential accommodation. A discussion will need to be held with the relevant providers to discuss their commitment to support customers with day activities within their current living establishment. This would be with a view that this would cease any attendance to in house day centre provision.

Option 1: Retain Oaks Day Centre	
Strengths	<ul style="list-style-type: none"> ▪ Retains future provision
Weakness	<ul style="list-style-type: none"> ▪ Does not tackle the need to change and transform service in line with vision and aspirations outlined within the report. ▪ Would not offer any choice and control to customers to move on to live independently or to promote independence. ▪ Does not promote intergenerational approach ▪ Would not support customers to access other community options or employment options ▪ Would not release any financial savings. ▪ Would not give flexibility to create a different offer that is sustainable. ▪ Would create additional financial pressures to modernise building in excess of £900K

Option 2: Reduce the offer of Oaks Day Centre to customers who reside within residential and supported living.	
Strengths	<ul style="list-style-type: none"> ▪ Reduce the current offer by 50% of the current customer base and allows further time to source other alternatives for customers in particular with complex needs. ▪ Reduces any duplicate funding arrangements in respect to dual funding for residential and day care provision.
Weakness	<ul style="list-style-type: none"> ▪ Changes to current environment for customers. ▪ Challenge from current providers of residential and supported living. ▪ Would create additional financial pressures to modernise building in excess of £900K
Key Assumptions	<ul style="list-style-type: none"> ▪ Customers within Oaks would require an assessment of need before any changes to the provision of service is made. ▪ Re-assurances would be given to customers regarding re-provision before any changes are made. These commitments would also need to be regularly monitored to ensure compliance.

Option 3: Consult on Planned closure of Oaks Day Centre and re-provide by personal budgets and or commissioned day care by an external provider	
Strengths	<ul style="list-style-type: none"> ▪ Enables the process to create a fit for purpose offer for Rotherham and the opportunity to work with customers and families to achieve their aspirations. ▪ Meets our vision and aspirations to offer more choice and control though exploring alternative solutions for customers and allowing the growth of innovative community options. ▪ Manages the transformation of the services simultaneously. ▪ Releases some financial savings through the closure of the centre and generates opportunities for the usage of the land within a residential area.
Weakness	<ul style="list-style-type: none"> ▪ Changes to current environment for customers. ▪ Potential Transition issues for customers with differing timescales. ▪ Challenge from existing users and families ▪ Potential redeployment issues for staff
Key Assumptions	<ul style="list-style-type: none"> ▪ All customers will all require an individual assessment of need.

From the options outlined above it should be noted that **option 3** is the preferred recommendation. This is due to the reasons outlined within the strengths. This is predicated by the facts outlined within the report around the need to transform services and create an offer that has more choice for people within Rotherham, and enables independence. It should be recognised however that all 111 customers within Oaks should be individually re-assessed. A recent exercise on the current customer cohort identifies that around 33 customers at Oaks are supported within the complex needs section of the building. It is recognised that this is an area that is underdeveloped within Rotherham and a suitable alternatives would therefore need to be identified for all customer groups. There are options within another in house service (REACH) where it may be suitable for some customers to transition due to the specialist provision that the service delivers.

Addison (Maltby)

Addison is a day centre for people with a learning disability and over the years the manager and staff have created opportunities for the community to be integrated. This has worked well in some aspects including the kitchen and café arrangements that are open for all to attend.

The centre also houses the in-house learning disability employment service (ADPRO). ADPRO currently have 20 customers that are accessing the service at the present time and have shown some aspects of success in providing an opportunity for customers to gain the necessary skills and confidences to secure paid employment and also have a number of successful voluntary placements. It is, however, recognised that the service could thrive in a different environment outside Addison and maximise employment options through a town centre base. Maximising opportunities for employment is a priority area. This option could be a catalyst to enhance and drive skills and employment for people of Rotherham.

Recent discussions have taken place to look at the potential of the site at Addison being used differently. This could for a different offer to allow for young adults leaving school to access locally provided services where employment skills would

be undertaken with a view to customers moving on to paid employment and to promote the confidence and skills to enable customers to live independently.

The land that Addison occupies is of a significant size and at present hosts 2 large separate buildings with numerous activities and craft rooms and a complex needs section. In the outdoor space it presents a large log cabin which has full electrics, several outdoor poly tunnels and a large grassed area which is utilised by the local schools for football training.

The main building itself has had essential repairs and maintenance, however over the coming years it would require significant investment to retain the standards that would be required if the building was to remain of full use.

Around 109 customers attend Addison and their outreach centre at Kiveton with the majority of customers attending 3 or 4 days per week. Out of the cohort of customers that attend Addison around 13 are supported within complex needs, whilst around 33 can display behaviours which challenge and the remaining customers have health and or mobility issues. It is envisaged through a holistic assessment that some customers could be supported to access community activities whilst other individuals would take more time to transition to new alternatives due to the complexities of their needs.

Option 1: Retain Addison	
Strengths	<ul style="list-style-type: none"> ▪ Retains future provision
Weakness	<ul style="list-style-type: none"> ▪ Does not tackle the need to change and transform service in line with vision and aspirations outlined within the report. ▪ Would not offer any choice and control to customers to move on to live independently or to promote independence. ▪ Does not promote intergenerational approach ▪ Would not support customers to access other community options or employment options ▪ Would not release any financial savings. ▪ Would not give flexibility to create a different offer that is sustainable. ▪ Would create additional financial pressures to modernise building.

Options 2 and 3 would need to be undertaken concurrently as they involve further exploratory activity and additional options appraisals to be carried out:

Option 2: Explore potential interest from not for profit providers and consider viable business cases for additional use of the current building for a range of community activities	
Strengths	<ul style="list-style-type: none"> ▪ Retains Addison Day Centre “as is” whilst reducing RMBC provider portfolio. ▪ Aligns children’s and adults’ provision for further refinement and development in the long term. ▪ Provides community options for the community of Maltby
Weakness	<ul style="list-style-type: none"> ▪ Does not easily facilitate short term change.
Key Assumptions	<ul style="list-style-type: none"> ▪ RMBC continue to fund Addison provision. ▪ All customers will need to have an individual assessment of need. ▪ This will necessitate further options appraisals to be conducted on any submitted business cases and this is anticipated to take up to three months to conclude.

Option 3: To explore the financial viability of sourcing alternative day care accommodation providing support to people with high and complex needs only.	
Strengths	<ul style="list-style-type: none"> ▪ Provides accommodation that supports the service and meets the needs of customers. ▪ Would create sustainable solutions for customers with complex needs and future needs for growing demand. ▪ Creates new alternatives that are fit for purpose ▪ Opportunities to build on innovation and creativity of a new build maximising expertise from partners. ▪ Provides suitable alternative for specific customer cohort and reassures families and carers.
Weakness	<ul style="list-style-type: none"> ▪ Does not easily facilitate short term change and the timescales are fluid at present time.
Key Assumptions	<ul style="list-style-type: none"> ▪ All customers will need to have an individual assessment of need. ▪ Engagement from commissioning and housing colleagues to support the initiative.

Option 4: Consult on planned closure of Addison and re-provide by personal budgets and or commissioned day care by an external provider	
Strengths	<ul style="list-style-type: none"> ▪ Enables the process to create a fit for purpose offer for Rotherham and the opportunity to work with customers and families to achieve their aspirations. ▪ Meets our vision and aspirations to offer more choice and control though exploring alternative solutions for customers and allowing the growth of innovative community options. ▪ Manages the transformation of the services simultaneously. ▪ Releases some financial savings through the closure of the centre and generates opportunities for the usage of the land within a residential area.
Weakness	<ul style="list-style-type: none"> ▪ Changes to current environment for customers. ▪ Potential Transition issues for customers with differing timescales. ▪ Challenge from existing users and families ▪ Potential redeployment issues for staff ▪ Potential breakdown of community engagement that has been built up over the years through Addison.
Key Assumptions	<ul style="list-style-type: none"> ▪ All customers will need to have an individual assessment of need.

There is not a definitive recommendation for Addison at this juncture due to the need to consider further options in more detail once business cases have been received. The recommended option for Addison will therefore be covered in a subsequent Cabinet report.

REACH Day Centre and Outreach Service (Maple Avenue and Elliott Centre)

The REACH service is provided from two sites – the Elliott Centre at Badsley Moor Lane, which is the larger of the two sites, with a smaller site at Maple Avenue, Maltby.

The outreach centre Maple Avenue venue has demonstrated some really positive outcomes for customers with autism and learning disabilities, including engagement with the wider community and developing skills and confidence to access local transport.

The service at Maple Avenue can demonstrate good value for money and has a cohort of extremely committed staff who know and understand the complexities of the customer group of 55 customers who attend up to 5 days per week with autism and or a learning disability and behaviours that can challenge. The Council know similar services within Rotherham which are commissioned and are delivered at a higher cost which strengthens the need to retain this service.

It should be noted that around 10 customers at REACH at Maple Avenue are supported with an assessed one to one worker due to the complexities of their health needs and or behaviours that can challenge at times. Whilst REACH supports customers with more complex needs it is known that some customers may

benefit and thrive from a different setting that may better meet their needs. These customers would require a re-assessment to determine this.

It is clear from consultation that there is a need for specialist services that demonstrate positive, proactive and safe outcomes for customers who have more complex needs. There is the potential for the service to grow and there would be a need to review the accommodation that is occupied by the REACH service at both sites. It is recommended that this is explored. This would then enable the service to take on new referrals and consider working in a more flexible, individual and sessional way.

Through the consultation there was a clear emphasis on the need for routine and structure particularly around autism.

Social isolation was highlighted as a concern impacting on health and wellbeing with anxiety regarding communication and frustration being experienced by people not understanding individuals with learning disabilities and/or autism.

Change was referenced several times in the context of health and wellbeing with participants concerned that individuals may not like change and it may have a negative impact on their health and wellbeing.

“B likes routine and any change to this can cause a behaviour problem” – session 4

“Changes affect families, jobs and mental health” – session 11

Some carers commented that day centres are the “best option” (session 3); stating that current services meet needs which was highlighted as particularly important for service users with specialist and complex needs. Carers also voiced that day centres like Reach, which is a specialist service for individuals with autism, provides routine and structure that is important for individuals who have autism.

Recommendation : Retain REACH Day Centre provision and continue to support current customer group - with a view to exploring more suitable premises.	
Strengths	<ul style="list-style-type: none"> ▪ Retains future provision and provides continued stability for customers with autism and or learning disability and behaviours which can challenge.
Weakness	<ul style="list-style-type: none"> ▪ Does not tackle the need to change and transform service in line with vision and aspirations outlined within the report. ▪ Would not offer any choice and control to customers to move on to live independently or to promote independence. ▪ Does not promote intergenerational approach ▪ Would not support customers to access other community options or employment options ▪ Would not release any financial savings. ▪ Would not give flexibility to create a different offer that is sustainable. ▪ Would create additional financial pressures to modernise building.

It is recommended that REACH Day Service is retained with a view to considering the use of premises..

Other Recommendations

- 5.7 Within Adult Social Care there are some customers who reside within a residential or supported living setting and in addition access other services such as Day Care and transport services. Around 50% of customers who live in residential and or supported living access the in-house day services.

In some cases this provision results in a duplicate cost to the authority and results in the customer attending day care provision up to 5 days per week. The existing providers of the residential and supported living accommodation would therefore need to provide activities within the current offer.

To change the existing practice there will need to be a period of consultation with existing providers, customers and families to introduce a mandate to change this provision.

- 5.8 To deliver on the above recommendations for in-house services, the majority of the customer base affected by such changes would need a review. In order for this to happen, there will need to be commitment for a team of social workers who could undertake holistic Care Act assessments with customers and their families.

The extent of this work would also require a dedicated project team to drive the delivery of this forward. Agreement has been sought to advertise for a Band L post which will allow for the current Learning Disability Operational Manager to support the Head of Service with the developments. In addition to this there will need to be some additional capacity to support the full delivery of the consultation and any agreed implementation.

6 Consultation

- 6.1 The Council has been engaging with customers, carers, staff, voluntary sector and local communities for more than 18 months. The conversations on the change agenda have continued and as part of this there were specific events such as "Together for Change" which engaged customers and carers from the learning disability day centres. This process was used to discuss people's aspirations and how the Council can shape services for the future together.

The consultation process for the LD and Autism Offer took place from 05 December 2016 to 02 February 2017 for a period of 60 days. Within this time a range of senior officers supported the process to meet as many people as possible. This was undertaken through the process of focus groups, drop-in sessions, one to ones and completion of questionnaires.

Speakup self-advocacy were involved within the consultation and have supported customers and carers where needed.

As a matter of public law, any proposal to close a facility or significantly change a service will require a reasonable period of engagement and consultation with those affected by such a proposal. The amount of time required for a consultation exercise should be decided on a case by case basis. The latest Government guidance on consultation principles confirms that the length of a consultation exercise should be judged on the basis of legal advice and taking into account the nature and impact of the proposal. In addition, the capacity of the groups to be consulted needs to be considered to achieve real engagement, rather than merely following a bureaucratic process. The guidance indicates that the period of

consultation will usually last for between 2 and 12 weeks. Based on a discussion with the Assistant Director of Legal Services it is recommended that the consultation outlined within this report lasts for the maximum period of 12 weeks. This is based on the need for a reasonable period of time to consult with customers and families who would be affected by such proposals. In addition, this will build in time for the complexities of the customer groups. Given those complexities, it is not anticipated that this could be completed in less than 12 weeks.

The purpose of the consultation is to gather the views and preferences of those consulted on the proposal and its implementation, and to understand whether there are any possible unintended consequences of the proposal. The product of the consultation will then help to inform final proposals.

Appendix A outlines the consultation timeline and the specific consultation for each recommendation.

7 Timetable and Accountability for Implementing this Decision

- 7.1 It is proposed that a further period of consultation take place based on the recommendations. The consultation will be with a specific focus on the future of in-house services. Following approval of this report the consultation would commence in September 2017 (Appendix A). In addition to this there is an indicative timeline for the preferred option for Oaks Day Centre and the re-configuration of Parkhill Lodge.
- 7.2 Because of the need for a further period of consultation and the above timescales, there will be a delay in achieving the savings for Learning Disability and the savings for 2017/18 of £457,000 would not be realised. If the decision is taken to close Oaks Day Centre, this will result in all customers being re-assessed. Sourcing alternatives would need to be worked through on an individual basis. The timescales to assess and find suitable alternatives is difficult to gauge but could be deliverable to release the savings within 2018/19. The current work that is underway with the Community Catalysts contract will give an opportunity to see some creative alternatives developed for customers within these timescales.
- 7.3 The consultation process for Treefields and Quarryhill would run alongside this and would be delivered within the same timescales as above and therefore would impact on delivering the additional £245,000 savings in 2017/18.

8. Financial and Procurement Implications

- 8.1 These proposals in respect of the re-provision of residential, day care and respite care are included in the Adult Services Development Programme. The proposals also form part of the Medium Term Financial Strategy which includes total savings of £4.2 million over 3 years based on the reconfiguration of learning disability services, moving away from traditional building based in-house provision to more personalised and independent services. In order to work towards meeting these approved budget savings approval is required to enable extensive consultation to commence as soon as possible.
- 8.2 As part of the Development Programme there has been implementation of a financial tracker which shows the savings for each particular area with the year it should be achieved. The full savings for learning disabilities can be seen in the table below:

Work Stream	2016/17	2017/18	2018/19	Total
	£	£	£	£
Modernisation of LD Offer	254,000	457,000	682,000	1,393,000
In-House Respite		245,000		245,000
High Cost Placements	540,000	880,000	160,000	1,580,000
Supported Living/CHC		1,000,000		1,000,000
Total Savings	794,000	2,582,000	842,000	4,218,000

It should be noted that the £245,000 saving for in-house respite (Quarryhill and Treefields) was approved as a budget saving for 2016/17 and therefore is currently resulting in a budget pressure. The consultation process was required to enable this to take place with due consideration and suitable alternatives identified. However the savings within this report may not deliver the full amount of budget savings after taking account of alternative service provision. This position will be kept under review as the service changes are progressed and the Directorate will identify mitigating savings to cover any shortfall.

In addition to the proposals being considered in the report there is a further £2.5 million identified for learning disabilities earmarked against savings on high cost placements within residential and nursing care and supported living. This is to be delivered through re-tendering of external contractors and via re-negotiation with existing providers and reviewing care packages including ensuring contributions from health.

8.3 Financial Implications against the current Assets

Engagement with Asset Management who undertake a corporate landlord responsibility have provided a list of the planned maintenance costs that are required on the properties outlined within this report over the next 5 years.

In particular there are significant costs against Oaks Day Centre for repairs and maintenance which are over £900, 000. This is an estimated figure based on industry standards (for example for a heating system) and actual repairs and refurbishment costs would be subject to tendering and procurement.

The net expenditure budgets for 2017/18 for the services under review (excluding property costs) are as follows:-

Establishment	2017/18 Net Budget
	£000
Oaks Day Centre	917
Addison Day Centre	1,006
Treefield Respite	294
Quarryhill Respite	278
Elliott Centre	666
Total	3,161

These figures include premises running costs and budget savings approved as part of the budget setting process for 2016/17 and 2017/18.

9. Legal Implications

9.1 Under the Care Act 2014, local authorities have statutory duties towards individuals who are ordinarily resident in their area to ensure they:

- receive services that prevent their care needs from becoming more serious, or delay the impact of their needs;
- can get the information and advice they need to make good decisions about care and support; and
- have a range of provision of high quality, appropriate services to choose from.

The purpose of the Care Act is to improve people's independence and wellbeing. The legislation sets out specific duties of local authorities to provide or arrange services that help prevent people developing needs for care and support or delay people deteriorating such that they would need ongoing care and support.

Local authorities are required to consider the following:

- what services, facilities and resources are already available in the area (for example local voluntary and community groups), and how these might help local people
- identifying people in the local area who might have care and support needs that are not being met
- identifying carers in the area who might have support needs that are not being met

In discharging this duty, local authorities are required to work with their communities and provide or arrange services that help to keep people well and independent. This should include identifying the local support and resources already available and helping people to access them.

9.2 The Council currently discharges its duties to adults with learning difficulties through a combination of in-house services and externally provided services. This report contains recommendations on the potential options for significantly remodelling how services are delivered to those individuals in the future. Given those potential changes and the fact that many individuals have been service users over a long period of time, it is likely that they would have a legitimate expectation to be consulted on any potential significant changes to the current services. In the circumstances, the Council should also consult service users to comply with its common law duty to act fairly. The proposed consultation exercise is set out in paragraph 6 above.

9.3 In addition to the legal requirements for robust consultation, the Council has to ensure it complies with its duties under the Equality Act 2010. Under Section 1 of that Act the Council must, when making decisions of a strategic nature about how to exercise its functions, have due regard to the desirability of exercising them in a way that is designed to reduce the inequalities of outcome which result from socio-economic disadvantage. In addition under Section 149 of the Equality Act, the Council must comply with the public sector equality duty which requires it to have due regard to the need to:

- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act.
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it.
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

In dealing with this duty, the Council must have due regard in particular, to the need to:

- Remove or minimise disadvantages suffered by persons who share a relevant characteristic that are connected to that characteristic.
- Take steps to meet the needs of people who share a relevant protected characteristic that are different to the needs of persons who do not share it.
- Encourage persons who share a relevant characteristic to participate in public life or any other activities where their participation is disproportionately low.

Protected characteristics include disability, age, race, sex, religion or belief, gender reassignment, marriage and civil partnership, pregnancy/maternity and sexual orientation.

- 9.4 It is proposed that full assessments of customer and carers will be undertaken to ensure all care and support packages are appropriate.

10. Human Resources Implications

- 10.1 Each proposal will need more detailed work to assess the impact on staff and appropriate consultation with staff and trade unions will need to be undertaken. A corporate notification has been made to the government indicating potential job losses across the council from 1 June 2017 to 31 March 2018 and therefore this proposal will fall within this.

In terms of each establishment the following shows the number of workers who may potentially be affected by the proposals:

Oaks Day Centre– 37 workers
Quarryhill – 19 workers
Treefields – 17 workers
Addison – 43 workers
Elliott Centre – 18 workers
Maple Avenue – 7 workers

Should the proposals go ahead the Council will ensure that its policies and procedures are used to support staff, wherever possible, to find suitable alternative employment. However, for the range of proposals indicated above, if all were to proceed, then there is likelihood for some compulsory redundancies, as it is unlikely that redeployment opportunities would be available to accommodate all of the staff. The potential costs of redundancy and pension need to be considered.

Due to the number of staff potentially affected there would be a need for a statutory 90 day consultation.

11. Implications for Children and Young People and Vulnerable Adults

- 11.1 The development of a range of high quality sustainable opportunities for future customers who may transition from children's services will help these young people to maintain their skills and have choice and control over where they live and how they spend their time. Work is underway which will offer more choice that will meet a variety of needs which can be bought by the customer directly. Young people will choose to have a personal budget in the form of a direct payment and be able to decide how to spend this flexibly. Services will be local to where people live and customers will become fully integrated within their local communities. Through the transition board progress has been made to gain an understanding of whom the younger people are and identify any needs at an earlier stage and the impact on Adult Services. This will form a key work-stream to be taken forward.
- 11.2 As part of the consultation process the Council have engaged with young people and attended events such as the "parent's partnership group". There has also been communication with the Strategic Commissioner in CYPS to promote the completion of questionnaires. There has been development with the special educational needs schools in Rotherham and the Chief Executive to build better working relationships and solutions for younger people.

12 Equalities and Human Rights Implications

- 12.1 The attached is the Learning Disability Equality Analysis (Appendix B) for the Adult Social Care Development Programme as a whole, however, following the decision and within the consultation period there will be a need to work on individual analyses that relate directly to each area. There will be work with customers to co-produce an equality analysis for each decision made.

It is recognised within the equality analysis that the recommendations regarding re-provision of services may result in a disproportionate representation of learning disability services being provided in the Maltby area. This would be rectified within the medium term whilst alternative provision is being grown throughout the whole borough.

13. Implications for Partners and Other Directorates

- 13.1 Key partners and stakeholders will be engaged with as part of the consultation process and will continue to form part of our wider discussions through the Development Programme.
- 13.2 There is a need for a clear engagement and communication/media plan. There will need to be a working group that would drive this project and include dedicated officers from a variety of teams including the communications team.

14. Risks and Mitigation

- 14.1 Risk of not agreeing to the recommendations will mean that the aspirations and outcomes for customers will not be achieved and the budget savings will not be met, and alternative options will need to be identified in order to achieve a balanced budget.
- 14.2 Due to the timescales outlined within the report (Appendix A) there is a risk that the savings identified for 2017/18 will be delayed and that this will leave a pressure within existing budgets.

- 14.3 Young people coming through transition will have limited choice if alternative service models are not developed in a timely way.
- 14.4 Despite the amount of on-going engagement with parents and carers, it is acknowledged that the decisions to be taken will not be favourable. Some customers could be affected by one or more of the recommendations.
- 14.5 There is a strong possibility of legal challenge and negative media attention. Therefore consultation and following due processes in a transparent manner and engaging with customers will be fundamental and underpin all activity. All individuals will have an individual reassessment of need in a strength based way as outlined in the Care Act 2014.
- 14.6 There is an increased risk of formal complaints.
- 14.7 Market development as part of Shaping the Future Strategy, and more specifically highlighted in the Market Position Statement will be required to deliver the alternative solutions with the proposed decommissioning as outlined within the report.

15. Accountable Officer(s)

Anne Marie Lubanski, Strategic Director of Adult Care and Housing

Janine Moorcroft, Head of Service, Adult Care Services (Provider)

Approvals Obtained from:

Strategic Director of Finance and Corporate Services:- Judith Badger

Director of Legal Services:- Dermot Pearson

Head of Procurement (if appropriate):-

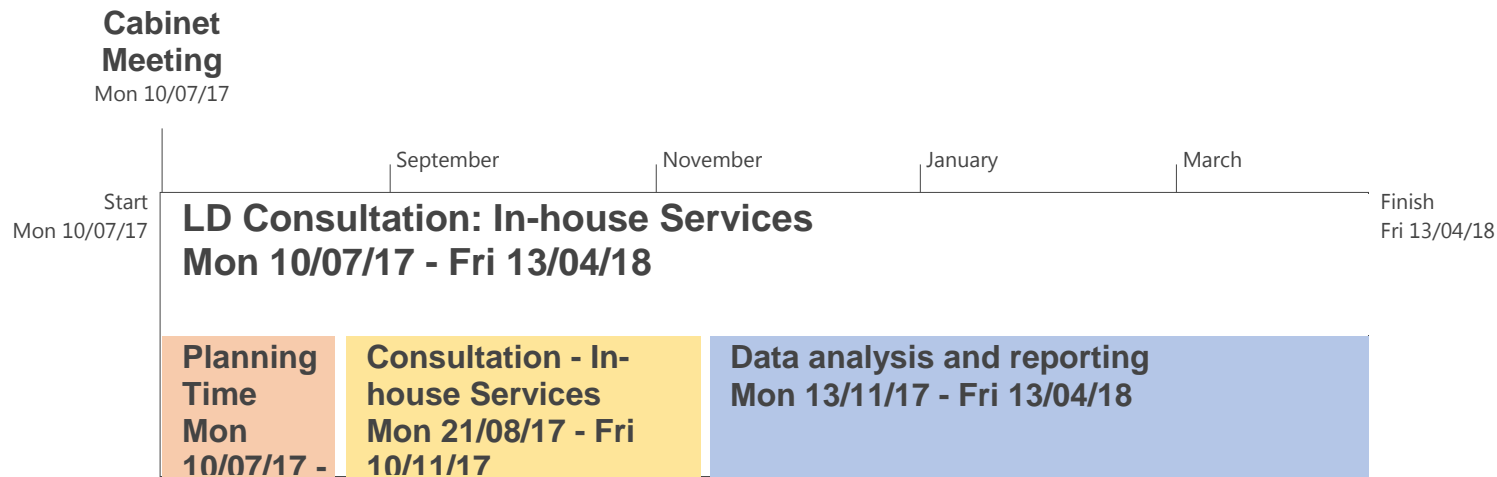
This report is published on the Council's website or can be found at:-

<http://moderngov.rotherham.gov.uk/ieDocHome.aspx?Categories>

LD Consultation Timeline

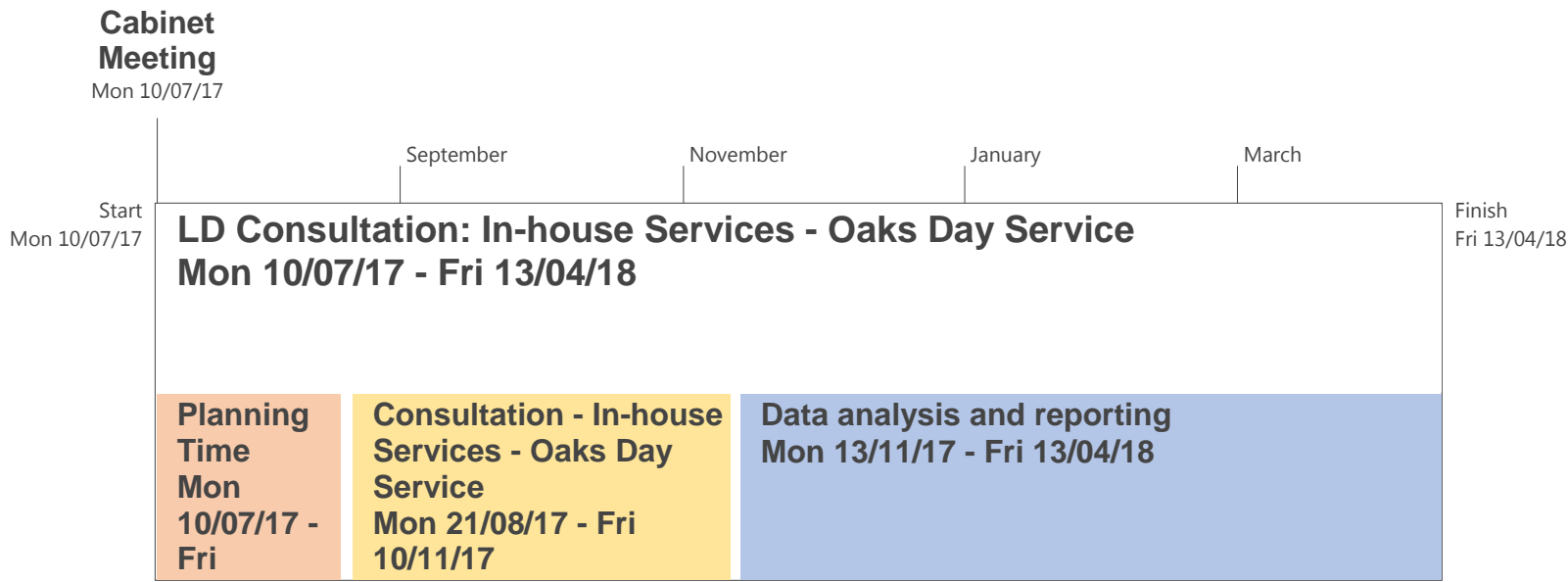


LD Consultation Timeline



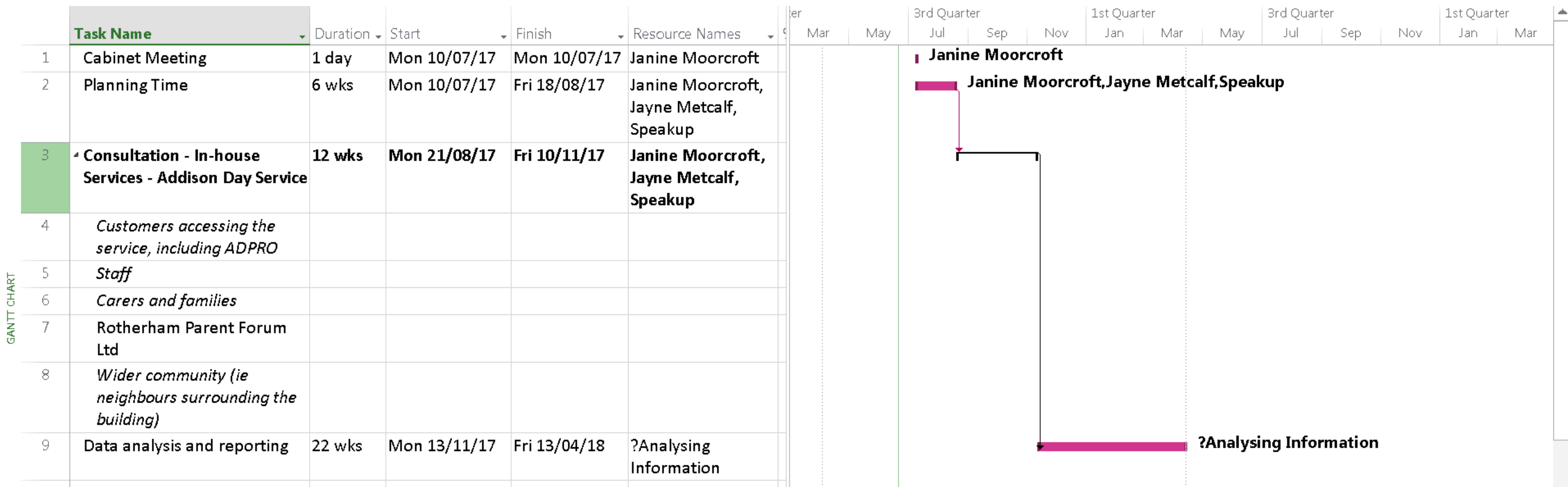
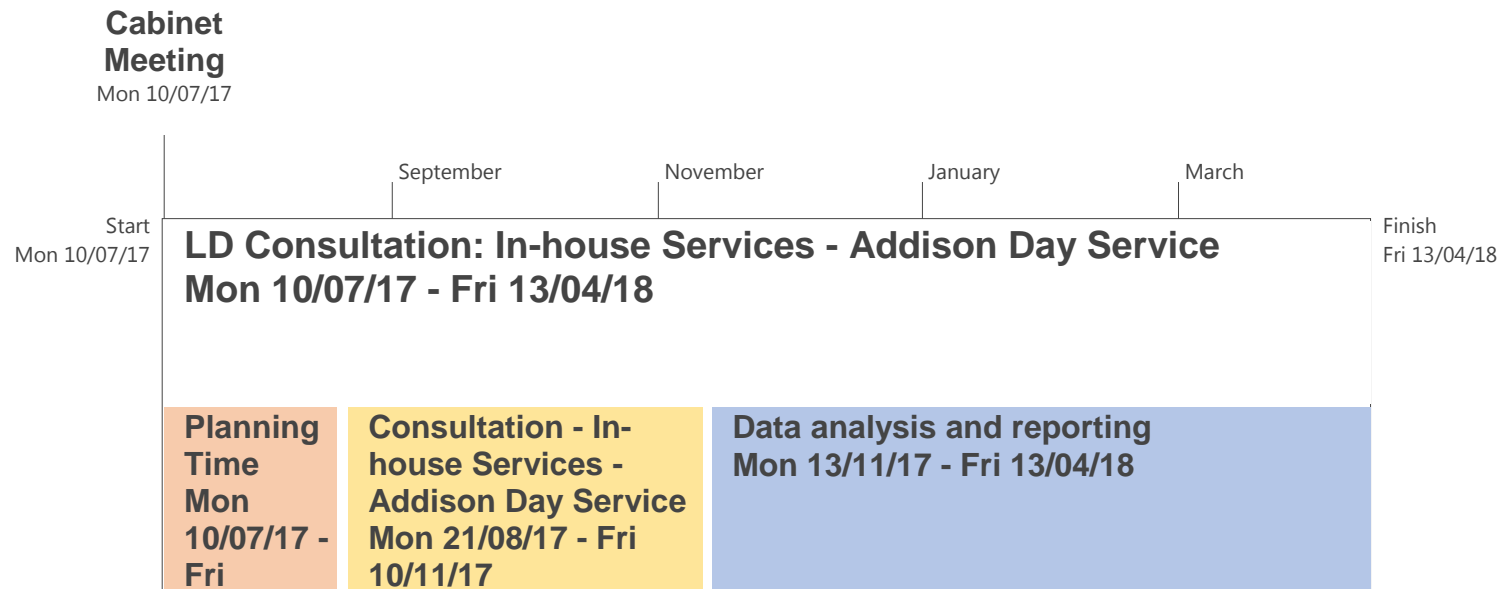
Task Name	Duration	Start	Finish	Resource Names	3rd Quarter			1st Quarter			3rd Quarter			1st Quarter			3rd Quar		
					Jul	Sep	Nov	Jan	Mar	May	Jul	Sep	Nov	Jan	Mar	May	Jul		
1 Cabinet Meeting	1 day	Mon 10/07/17	Mon 10/07/17	Janine Moorcroft	<div style="border: 1px solid black; padding: 5px;"> <p>Janine Moorcroft</p> <p>Janine Moorcroft, Jayne Metcalf, Speakup</p> <p>?Analysing Information</p> </div>														
2 Planning Time	6 wks	Mon 10/07/17	Fri 18/08/17	Janine Moorcroft, Jayne Metcalf, Speakup															
3 Consultation - In-house Services	12 wks	Mon 21/08/17	Fri 10/11/17	Janine Moorcroft, Jayne Metcalf, Speakup															
4 Customers accessing the service																			
5 Staff																			
6 Carers and families																			
7 Wider community (ie neighbours surrounding the building)																			
8 Data analysis and reporting	22 wks	Mon 13/11/17	Fri 13/04/18	?Analysing Information															

LD Consultation Timeline

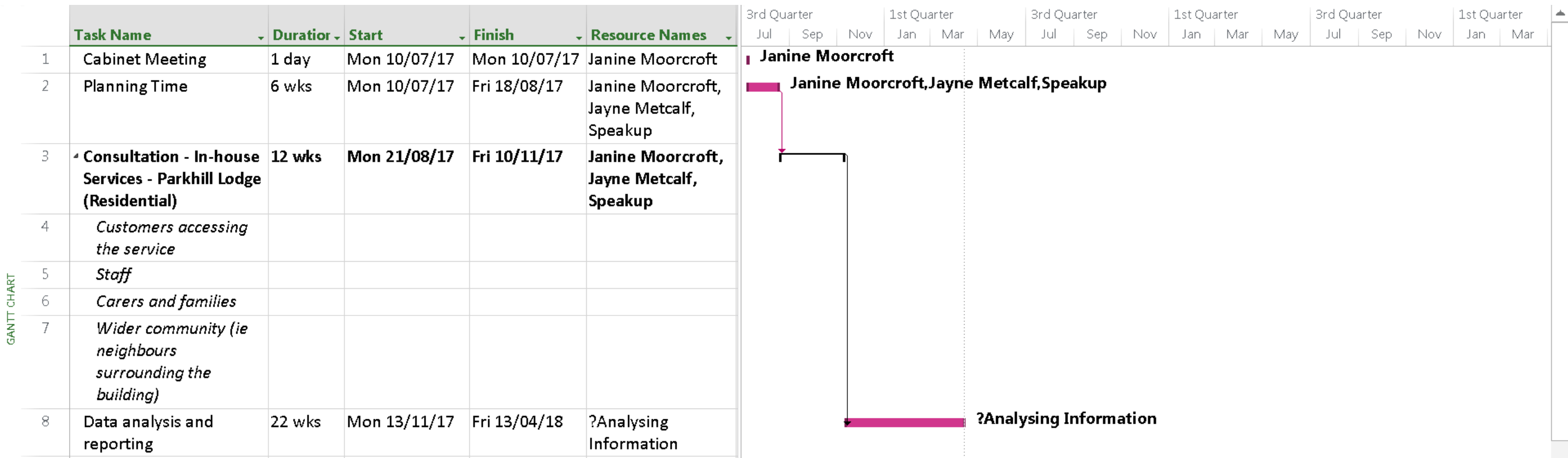
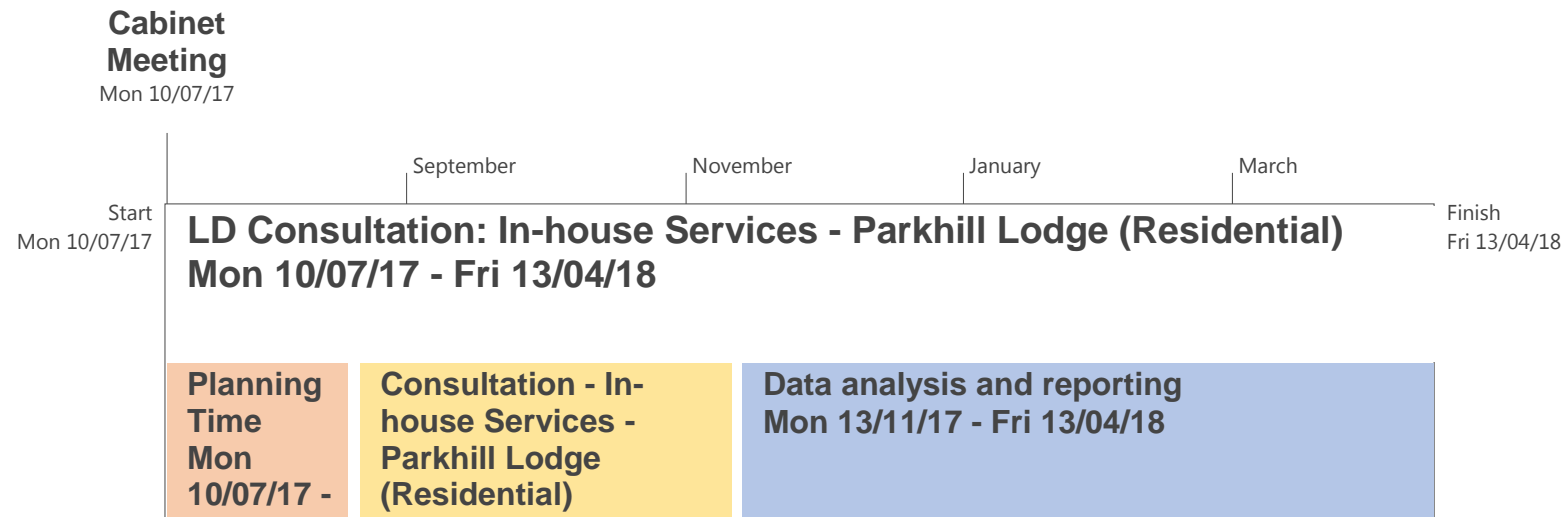


Task ID	Task Mode	Task Name	Duration	Start	Finish	Resource Names	3rd Quarter			1st Quarter			3rd Quarter			1st Quarter					
							Jul	Sep	Nov	Jan	Mar	May	Jul	Sep	Nov	Jan	Mar	Ma			
1		Cabinet Meeting	1 day	Mon 10/07/17	Mon 10/07/17	Janine Moorcroft	Janine Moorcroft														
2		Planning Time	6 wks	Mon 10/07/17	Fri 18/08/17	Janine Moorcroft, Jayne Metcalf, Speakup	Janine Moorcroft, Jayne Metcalf, Speakup														
3		Consultation - In-house Services - Oaks Day Service	12 wks	Mon 21/08/17	Fri 10/11/17	Janine Moorcroft, Jayne Metcalf, Speakup	Janine Moorcroft, Jayne Metcalf, Speakup														
4		Customers accessing the service																			
5		Staff																			
6		Carers and families																			
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8		Data analysis and reporting	22 wks	Mon 13/11/17	Fri 13/04/18	?Analysing Information	?Analysing Information														

LD Consultation Timeline



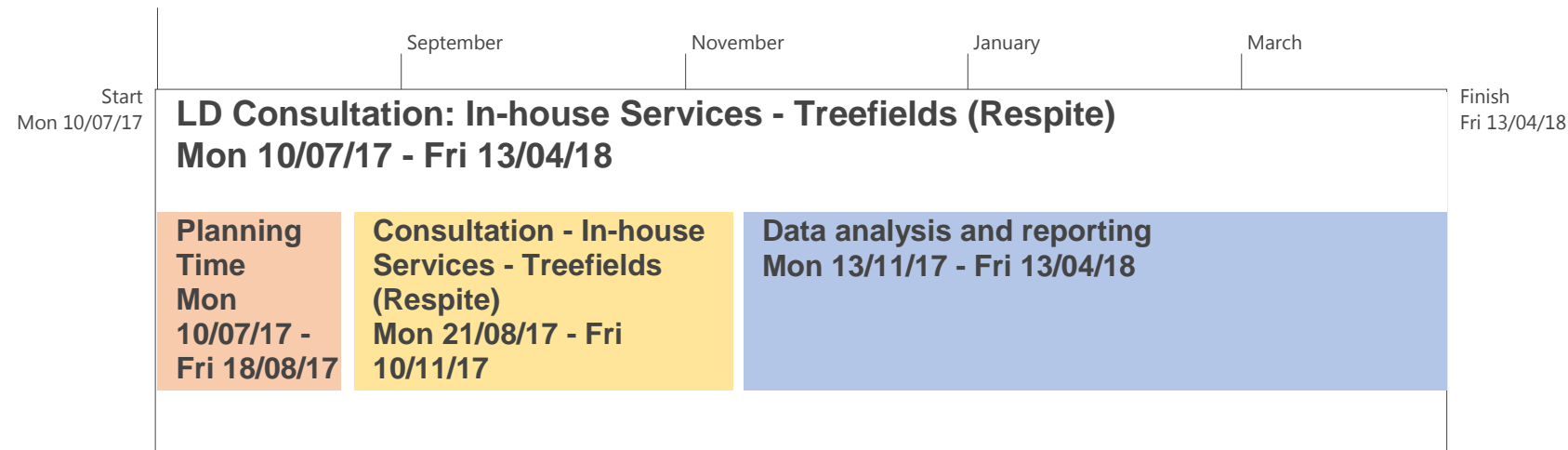
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LD Consultation Timeline

Cabinet Meeting

Mon 10/07/17



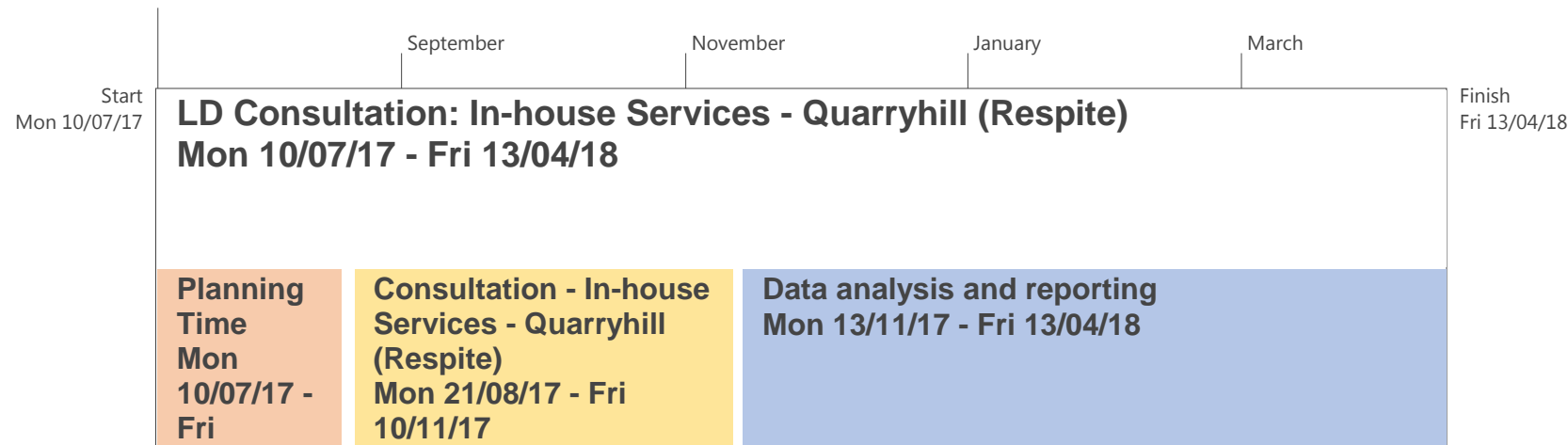
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2 Planning Time	6 wks	Mon 10/07/17	Fri 18/08/17	Janine Moorcroft, Jayne Hewitt-Hardy, Speakup	Janine Moorcroft, Jayne Hewitt-Hardy, Speakup																	
3 Consultation - In-house Services - Treefields (Respite)	12 wks	Mon 21/08/17	Fri 10/11/17	Janine Moorcroft, Jayne Hewitt-Hardy	Janine Moorcroft, Jayne Hewitt-Hardy																	
4 Customers accessing the service																						
5 Staff																						
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8 Data analysis and reporting	22 wks	Mon 13/11/17	Fri 13/04/18	?Analysing Information	?Analysing Information																	

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LD Consultation Timeline

Cabinet Meeting

Mon 10/07/17



Task Name	Duration	Start	Finish	Resource Names	Qtr 2, 2017			Qtr 3, 2017			Qtr 4, 2017			Qtr 1, 2018			Qtr 2, 2018			Qtr 3, 2018			Qtr 4, 2018			Qtr 1, 2019		
					Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb
1 Cabinet Meeting	1 day	Mon 10/07/17	Mon 10/07/17	Janine Moorcroft																								
2 Planning Time	6 wks	Mon 10/07/17	Fri 18/08/17	Janine Moorcroft, Jayne Metcalf, Speakup																								
3 Consultation - In-house Services - Quarryhill (Respites)	12 wks	Mon 21/08/17	Fri 10/11/17	Janine Moorcroft, Jayne Metcalf, Speakup																								
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5 Staff																												
6 Carers and families																												
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Under the Equality Act 2010 Protected characteristics are age, disability, gender, gender identity, race, religion or belief, sexuality, civil partnerships and marriage, pregnancy and maternity.

Name of policy, service or function. If a policy, list any associated policies	Consultation on the Modernisation of the Learning Disability offer and the Future of In-House Services for Adults with a Learning Disability and/or Autism
Name of Service and Directorate	Adult Social Care and Housing
Lead Manager	Nathan Atkinson– Assistant Director Strategic Commissioning
Date of Equality Analysis (EA)	30 May 2017
Names of those involved in the EA (Should include at least two other people)	<p>Nathan Atkinson – Assistant Director, Strategic Commissioning</p> <p>Janine Moorcroft – Head of Service, Provider and Change</p> <p>Jayne Metcalfe – LD Operations Manager</p> <p>Zaidah Ahmed – Equality Officer</p> <p>Anne Marie Lubanski – Strategic Director of Adult Care and Housing</p> <p>Scott Clayton – Interim Performance Manager</p> <p>Sam Newton – Assistant Director, Adult Care</p> <p>Odette Stringwell – Human Resources Partner</p> <p>Zafar Salem – Community Engagement Manager</p> <p>Gemma Parkinson - Adult Care and Housing Communications Account Manager</p> <p>Mark Scarrott – Finance Manager</p>

Aim/Scope

The aim of this Equality Analysis is to ensure that current and future customers, stakeholders and residents of Rotherham have been considered when developing the future of Learning Disability Services. The purpose is to ensure that everyone's protected characteristics are considered.

The report sets out the direction of travel for people with a Learning Disability. It is intended to bring service provision in line with best practice and enable people to, not only be part of their local communities, but to give them more choice and control on where they live and how they spend their time. It is intended through the modernisation that customers have greater expectations for themselves. In response communities are able to contribute towards solutions including developing micro enterprises to meet identified need for people with Learning Disabilities. It should be noted that there is currently a cohort of customers receiving traditional services, but that if any of the recommendations in the report are agreed it may affect young people who may come into Adult Services, customers that the Council does not know of yet (including some people from hard to reach communities), carers and families, external providers, partners and staff.

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In Rotherham, we have a higher rate of people with a learning disability per 100,000 population at 371.77 compared to a regional rate of 346.06 and our neighbouring Authorities of Barnsley with 313.76 and Doncaster at 348.53. Rotherham also has significant cohorts, for example, 204 people (aged 18 – 30 years) and 164 people aged 51-64 years.

The potential changes to the future delivery of services could also impact on the whole community.

- 238 users of day care and respite services may be impacted if current building based services close.
- 157 people who are in 24 hour residential care placements may, in some instances, see a reduction in support and in some cases, a possible move to a supported living environment following re-assessment.
- People with a Learning Disability from hard to reach communities are under-represented in existing services. 26 (3.5%) out of a cohort of 728 people with a Learning Disability are from a hard to reach community, despite hard to reach communities making up 6.9% of the Rotherham population. New service models must consider their needs and ensure inclusivity.
- Young people coming through transition will be able to access a range of opportunities to meet their needs that are within their local communities and give them choice and control over where to live and how to spend their time. 44 young people aged 16-18 are currently in the transition cohort. Please see link to JSNA for children and young people http://www.rotherham.gov.uk/jsna/info/23/people/55/children_and_young_people/
- The type and frequency of transport provision could have a considerable impact on customers who use the existing social care provision.

There is still some work to be undertaken to understand the demographics around carers. However, initial analysis on carers' data currently held indicates that there are 451 carers of people with a Learning Disability. The average age of the carers is 64 and the potential changes to services will directly impact on them. This needs to be considered in terms of expectations on carers and the support required through the modernisation process.

There are a significant number of people with a Learning Disability without carers or family support – circa 150 people. They will require independent advocacy in some instances in order to make informed decisions.

Significant work is being undertaken to develop new services. The Council will need to ensure that there is accessible information readily available containing a range of different services that customers can choose from to meet their eligible needs. Every customer will have a Care Act 2014 Compliant Assessment and where appropriate a Mental Capacity Assessment. They will then work with a Social Worker to develop their care and support plan. Under the Care Act the Council has a responsibility to ensure anyone with an assessed need has their need met. However, this may not be in a traditional service. All customers will be offered the choice of a personal budget to buy their care directly.

The Council is working with a range of organisations to look at developing many different types of support to meet a variety of needs. Where a customer has been reliant on social care transport and is not eligible for this service moving forward, the Council will work with the customer to

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increase their skills in travelling independently.

All customers, where appropriate, will have a transition plan to support them to move from one service to another.

In November 2016, Cabinet agreed that the Council should begin a consultation with customers, stakeholders, carers and general public about what they thought could meet the need for those people who may need services in the future. The progress to shape the offer has continued though the consultation process on the wider Learning Disability and Autism Offer for Rotherham and there have been many opportunities for customers, carers and staff to engage in these conversations.

The Consultation Process for the Learning Disability and Autism Offer took place from 5 December 2016 to 2 February 2017 for a period of 60 days. Within this time a range of senior officers supported the process to meet as many people as possible. This was undertaken through the process of Focus Groups, Drop-In Sessions, One to Ones and completion of questionnaires.

Speak Up self-advocacy were involved with the consultation and have supported customers and carers where needed.

Summary from consultation – a total of 487 questionnaires were completed either online or via requesting a hard copy. The breakdown of the 487 was as follows:

227 customers

92 carers

141 Staff

27 general public

70% of the customers who completed the questionnaire had a Learning Disability and 5% had autism. The majority were young with 70% being under the age of 45.

In Rotherham the current offer of assistive technology and how we prevent customers from coming through our front door is a challenge. It is recommended that Adult Care builds on the improvement of the information and advice offer which demonstrate a model that “prevents, reduces and delays”

In order to give people more choice and control we need to maximise opportunities for people within their own communities. It is recommended that to allow for customers to gain skills and independence in self-travel and furthermore to give people the opportunity to access places that they do not currently that we look at support through additional travel training.

Through the consultation discussions took place around future housing and accommodation requirements and wishes. It is therefore recommended that a wider piece of work will need to be undertaken with Housing and Commissioning to establish the demand and gaps in any specialist provision that would give customers and families the faith that we can support individuals to live independently or independently with support.

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The consultation gave a real insight into the aspirations and expectations of customer's opportunities to gain paid employment or access voluntary work. It is clear that we need to raise customers' aspirations for employment and voluntary work. It is recommended that a focussed piece of work is undertaken with the relevant partners to enhance our pathway to employment for customers with Learning Disabilities and explore the existing model in-house (Ad-pro) to build on any existing opportunities and areas for development.

It is clear from engagement with some of the customers within the in-house Learning Disability Residential Home that they would be suitable to be supported within an independent living environment. To enable a better offer for respite, it is recommended that Parkhill Lodge is utilised in a different way, for Respite purposes. By undertaking this change, it would allow the decommissioning of one or both in-house Respite Unit (Treefields or Quarryhill) both of which offer 6 bedrooms. It is therefore recommended that a specific consultation takes place on these options with customers, carers and stakeholders for a period of 12 weeks. During this consultation it will also look at the option for use of other potential buildings for respite use.

Through the consultation we will talk to individuals and their families about the impact and to hear views and concerns about the proposals.

It is recommended that a further period of consultation be held on the options for Oaks Day Centre which will also consider closure. The consultation should run for 12 weeks to enable all users and families to be engaged within the process. The consultation would need to consider the impact on specific customers' groups, the need to source suitable alternative provision and engagement with wider groups and organisations to explore alternatives for individuals.

It is recommended that a further period of consultation be held on the options for Addison which will include the exploration of a different offer for Addison which would be undertaken within a 3 month period. Other options would look consider the closure of the facility. The consultation would need to consider the impact on specific customers' groups, the need to source suitable alternative provision and engagement with wider groups and organisations to explore alternatives for individuals

It is recommended that REACH Day Service is retained with a view to considering the use of Maple Avenue which will be reviewed and options explored regarding potential colocation to the Badsley Moor Lane Site.

What equality information is available? Include any engagement undertaken and identify any information gaps you are aware of. What monitoring arrangements have you made to monitor the impact of the policy or service on communities/groups according to their protected characteristics?

Attached:

- Learning Disability Cohort information as of April 2017
- Timeline of engagement events carried out to support the consultation

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- Together for Change report
- 26 May 2016 Cabinet and Commissioner's Decision Making Meeting Report – Implementing a Strategic Approach to a Commissioning and Delivery of Learning Disability Services.
- 10 October 2016 Cabinet and Commissioner's Decision Making Meeting - Shaping the Future Report
- 10 October 2016 Cabinet and Commissioner's Decision Making Meeting - Development of a Rotherham All Age Autism Strategy
- Learning Disability Market Position Statement

The formal 60 day consultation which commenced 5 December 2016 until 2 February 2017 comprised of a series of engagement events across the Borough and online questionnaires.

There were in excess of 600 people who engaged in the completion of questionnaires or attended events. This consisted of customers, carers, staff, members of the public and stakeholders and young people who may access services in the future.

The data analysis for the online questionnaires has been completed by an external body with the data from the engagement events being compiled by the Quality and Performance team. This is available as a separate report.

Following the 60 day consultation, it is clear there were some key themes coming out that have informed the recommendations going forward. Within the consultation through engagement within Focus Groups, Drop-in sessions and one to ones the following themes were discussed:

- Choice and control
- Living in your own community
- Having your own front door
- What the services for Learning Disabilities and Autism should look like in 5 years?
- Anything else you would like to tell us?

Engagement undertaken with customers. (date and group(s) consulted and key findings)	Engagement evidence to be completed provided during the consultation period is attached
Engagement undertaken with staff about the implications on service users (date and group(s) consulted and key findings)	<p>There have been a number of events held with Council staff over the last 18 months to involve them in the plans to change the way services are delivered. The formal 60 day consultation which commenced 5 December 2016 until 2 February 2017 comprised of a series of engagement events across the Borough and online questionnaires.</p> <p>141 staff actively participated in the recent consultation exercise.</p> <p>The outcome of the consultation will determine the</p>

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	recommendations for the 26 June 2017 Cabinet and Commissioner's Decision Making Meeting report. The content of the report will determine the need to enter into formal consultation with relevant Council staff.
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The Analysis

How do you think the Policy/Service meets the needs of different communities and groups? Protected characteristics of age, disability, gender, gender identity, race, religion or belief, sexuality, Civil Partnerships and Marriage, Pregnancy and Maternity. Rotherham also includes Carers as a specific group. Other areas to note are Financial Inclusion, Fuel Poverty, and other social economic factors.

Traditional services have been delivered from buildings across the borough for many years. Some customers will have been accessing the same services for all of their adult life. Potential closures or reconfiguration of services may bring fear and anxiety and a perception that something is being taken away from people. There is little evidence to show that the current services maintain and develop people's skills. In some cases the traditional models may lead towards a degree of dependency and reliance on services.

- Over the past 18 months there have been a range of briefings, engagement events, newsletters, visits to other authorities to look at best practice and meetings to discuss the need to change the way services are provided (Together for Change events)
- National evidence from a range of sources shows that moving towards locally based service provision will increase choice and control to customers.
- A number of external partners are working with the Council to support the journey towards less formal, restrictive services.
- Speakup will provide self and peer advocacy for people who need it.
- Absolute Advocacy will support individuals through the re-assessment process.
- Community Catalysts are working with the Council to develop micro enterprises in the community and will support the access to existing assets within the local area and across the borough.
- Shared Lives will be also supported by Community Catalysts to develop recruitment strategies to encourage more people to become carers and therefore expand the service.
- The Council has employed Community Link Workers to develop alternatives to traditional care across the borough. The role involves working with communities and the voluntary sector to co-produce and co-design new services or provide opportunities for customers to access existing services previously unknown to the Council.
- The approach to assessments has radically changed since the implementation of the Care Act 2014. The Council is committed to strength based assessments and is undergoing a workforce development programme. The emphasis of which is to support customers to maintain their wellbeing and identify their eligible need and find alternative ways to meet these.
- There has been considerable work undertaken to understand the cohort of 728 people with a Learning Disability who are in receipt of a service funded by the Council. This includes age, gender, ethnicity and carer data and is refreshed daily from Liquid Logic case

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management content.

- Co-production moving forward with customers and their carers will ensure that a more diverse solution that better meets the current and future needs of carers can be sought
- More locally and community based solutions will assist in integrating all communities.

Analysis of the actual or likely effect of the Policy or Service:

Does your Policy/Service present any problems or barriers to communities or Group?

Does the Service/Policy provide any improvements/remove barriers?

People with Learning Disability and /or Autism currently using existing services may not fully understand the changes that are being suggested due to barriers with communication. The Council will need to make every effort to ensure that the recommended further service specific consultations are as accessible as possible. This may include producing information in a range of formats and Speak Up (or another independent specialist voluntary sector organisation) will assist with engagement.

People with Learning Disabilities and/ or Autism may have differing views to their family members and the Council will need to ensure that all stakeholders can have their say in their own right.

There is a wider issue that pending the further consultation there is a risk of the majority of the Learning Disability Provision being based within the Maltby Community. Whilst this would not be an ideal position it should be noted that this would be a short to medium term solution whilst the LD offer is being expanded across the whole borough.

Through the consultation other options will be considered to review any negative impact the re-provision of services within Maltby would have weighed against the advantages. The longer term future use of Parkhill Lodge will also be reviewed with an action plan to look at medium term options for customers and the potential to move customers to more appropriate accommodation.

What affect will the Policy/Service have on community relations?

- It is likely that the media coverage will be negative. The Communications Team will provide timely press releases.
- A Communication and Engagement Plan has been developed
- As part of the recommended future service specific consultations, local residents will be proactively invited to contribute to the consultation process

Equality Analysis Action Plan

Time Period: April 2017 – October 2017

Manager: Nathan Atkinson

Service Area: Adult Care and Housing

Tel: 01709 822270

Consultation on the Modernisation of the Learning Disability Offer and the Future of In-House Services for Adults with a Learning Disability and/or Autism

Action/Target	State Protected Characteristics (A,D,RE,RoB,G,GI O, SO, PM,CPM, C or All)*	Target date (MM/YY)
April 2015 – Start of Adult Social Care Development Programme (Alternatives to Traditional Care and The Customer Journey – Key workstreams)	A, C, D, G, GI, RE, RoB, SO, CPM, PM.	April 2015
Appointment to Community Link Worker Roles	A, C, D, G, GI, RE, RoB, SO, CPM, PM.	July 2015
Together for Change Events – Learning Disability In house services	A, C, D, G, GI, RE, RoB, SO, CPM, PM.	January 2016
Report to Cabinet in May agreement - Strategic Approach to commissioning and delivery of Learning Disability Services	A, C, D, G, GI, RE, RoB, SO, CPM, PM.	May 2016
Community Opportunities Pathway Programme Launch	A, C, D, G, GI, RE, RoB, SO, CPM, PM.	September 16 – January 17
Agreed 3 year programme with Community Catalysts	A, C, D, G, GI, RE, RoB, SO, CPM, PM.	November 2016
Report to Cabinet – Consultation on the modernisation of the Learning Disability and Autism Offer	A, C, D, G, GI, RE, RoB, SO, CPM, PM.	November 2016
Start of formal 60 day Consultation on the Learning Disability and Autism Offer	A, C, D, G, GI, RE, RoB, SO, CPM, PM.	5 December 2016 – 2 February 2017

RMBC - Equality Analysis Form for Commissioning, Decommissioning, Decision-making, Projects, Policies, Services, Strategies or Functions (CDDPPSSF)

Data from consultation analysed	A, C, D, G, GI, RE, RoB, SO, CPM, PM.	February 2017 – April 2017
Report for further recommendations following consultation in preparation for Cabinet Meeting (26 June 2017)	A, C, D, G, GI, RE, RoB, SO, CPM, PM.	June 2017

Name of Director who approved Plan	Anne Marie Lubanski	Date: 10 April 2017	
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*A = Age, C= Carers D= Disability, G = Gender, GI Gender Identity, O= other groups, RE= Race/ Ethnicity, RoB= Religion or Belief, SO= Sexual Orientation, PM= Pregnancy/Maternity, CPM = Civil Partnership or Marriage.

Website Summary – Please complete for publishing on our website and append to any reports to Elected Members, SLT or Directorate Management Teams

Completed equality analysis	Key findings	Future actions
Directorate: Function, policy or proposal name: Function or policy status (new, changing, existing):		

RMBC - Equality Analysis Form for Commissioning, Decommissioning, Decision-making, Projects, Policies, Services, Strategies or Functions (CDDPPSSF)

Completed equality analysis	Key findings	Future actions
Name of lead officer completing the assessment: Date of assessment:		

Learning Disability and Autism Consultation 2016/17

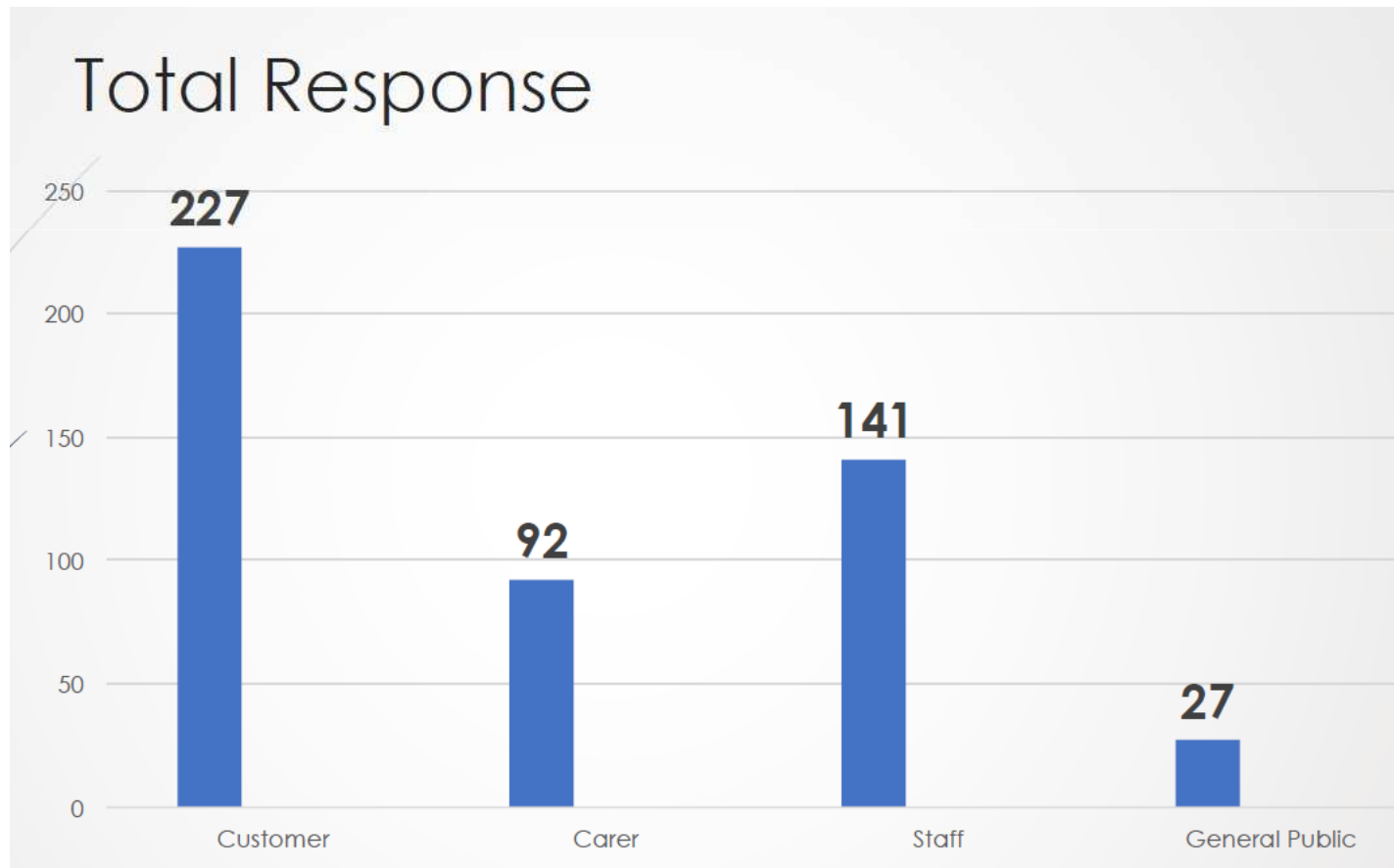
**Using information produced by Dr P Giri & Dr J Aylott
following analysis of the consultation questionnaires**

Introduction

- Public consultation in 2016/17 to review services for people with learning disabilities and autism services in Rotherham
- Questionnaires coproduced with Speakup for:
 - Customers
 - Carers
 - Staff
 - Public
- Independent analysis undertaken by Dr P Giri and Dr J Aylott
- 23 engagement opportunities during the consultation

Responses Received

- Total of 487 questionnaires completed either online or by requesting hard copy



Questionnaires were completed by:

- Customers

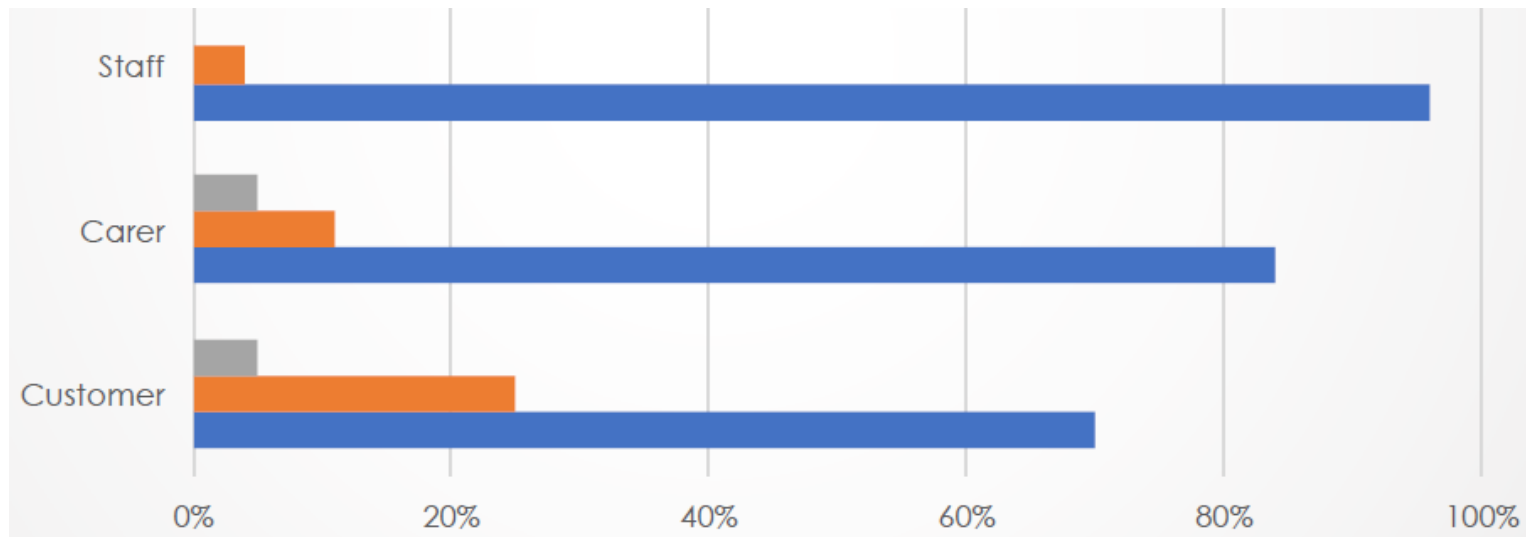
- 70% had a learning disability
- 5% had autism
- 25% had both a learning disability and autism

- Carers

- 84% were family carers
- 11% were other carers
- 5% were Shared Lives carers

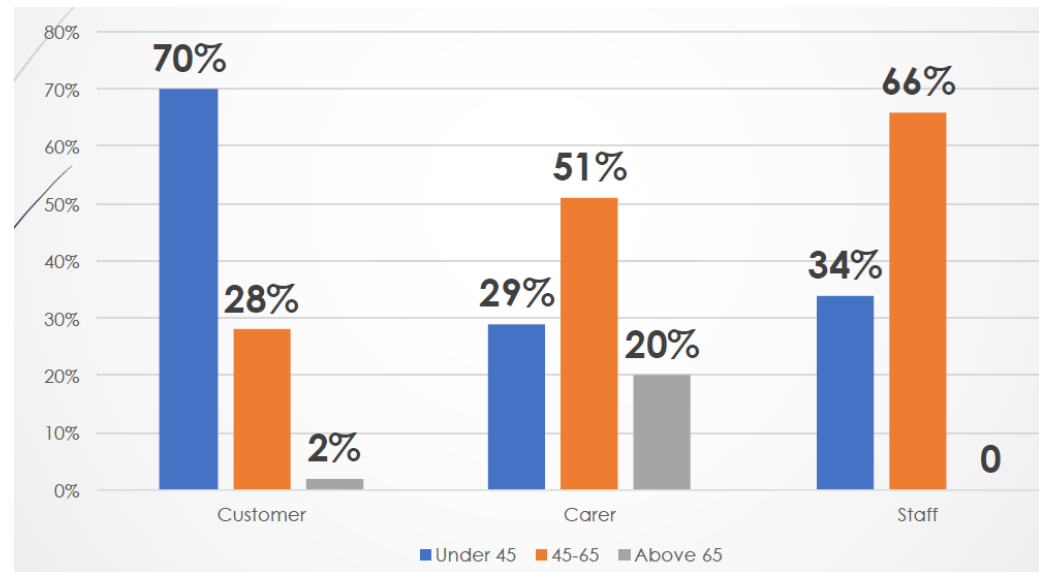
- Staff

- 96% were Rotherham Borough Council staff
- 4% were RDaSH staff



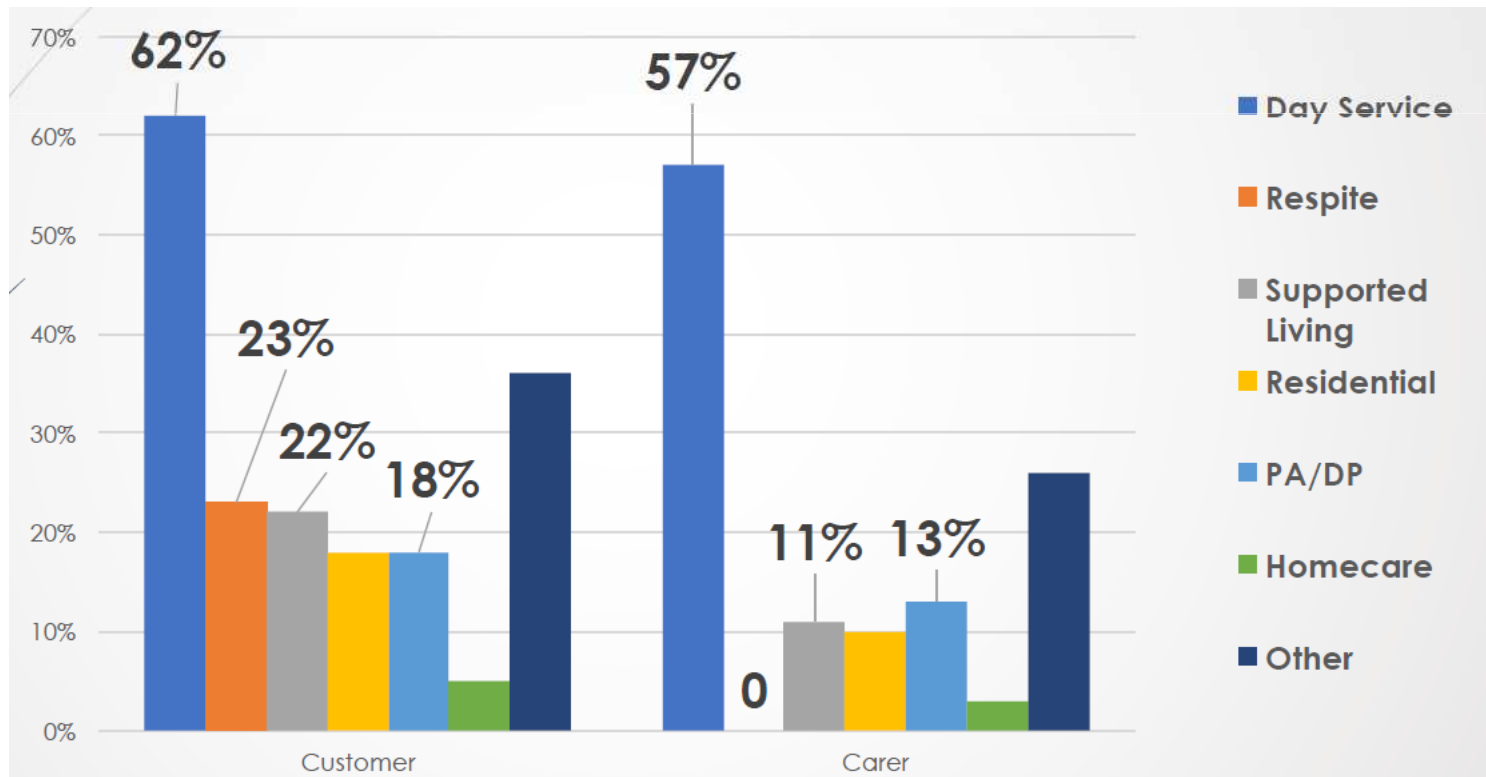
Age Profile of Responses Received

- Majority of customers were young with 70% being under 45, 28% aged 45-65 and 2% over 65
- Most (51%) of the carers were aged between 45-65, with 29% under 45 and 20% above 60
- Majority of staff (66%) were aged over 45, with 34% aged under 45
- Shows there is a very young learning disabled population against an ageing carer population and workforce



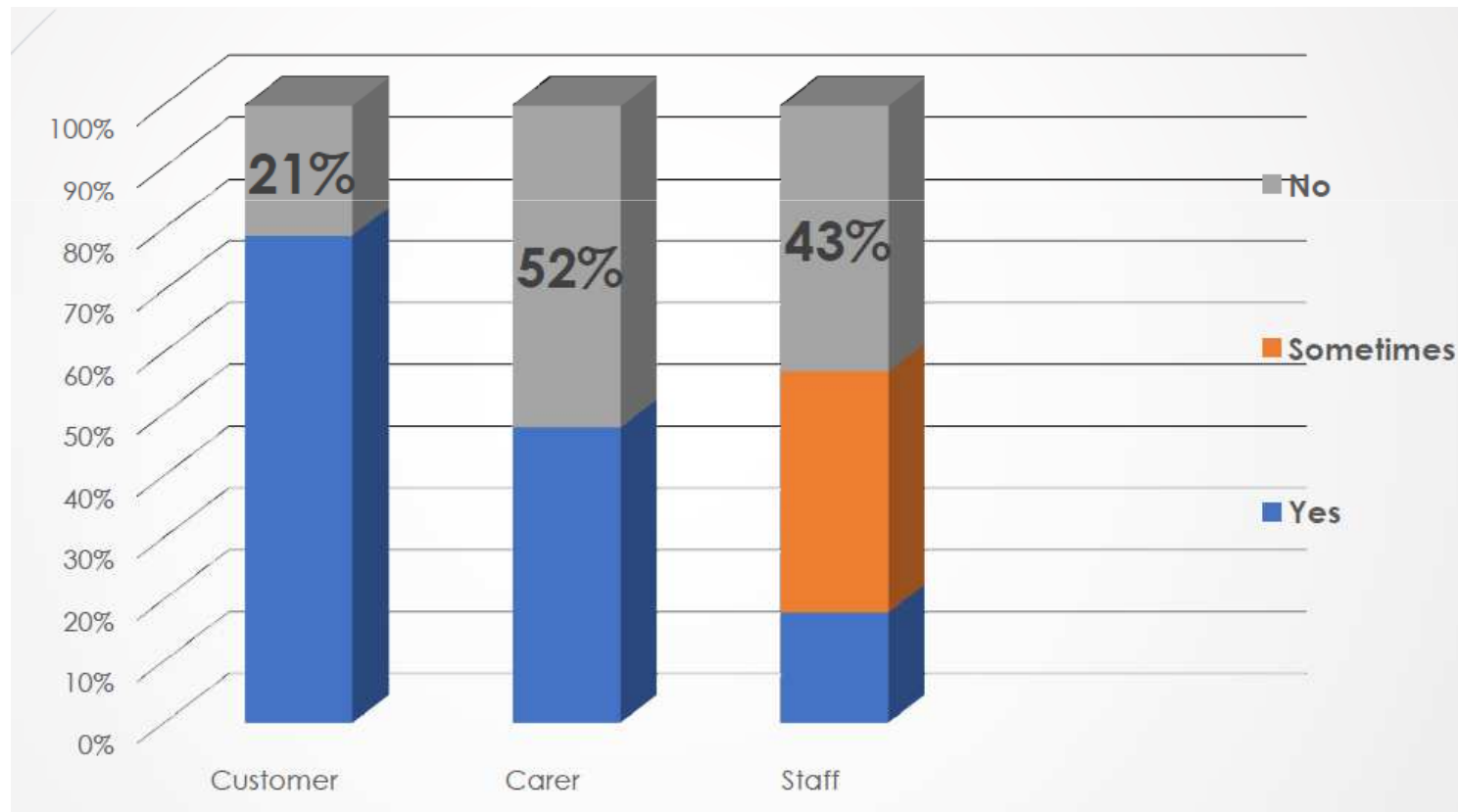
Services Used

- Majority of customers use day care provision, with 23% accessing respite services, 22% in supported living and 18% residential
- Other services included ADPRO, School / College, Speakup



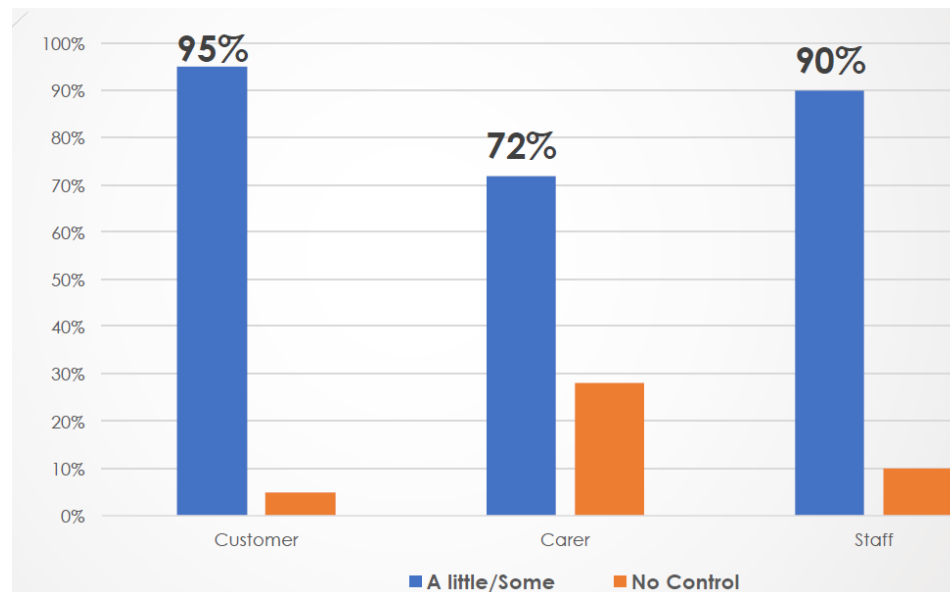
Supported to take risk

- Customers believe they are being supported to take risk at 80% of times, compared to the response of carers and staff (around 50%)



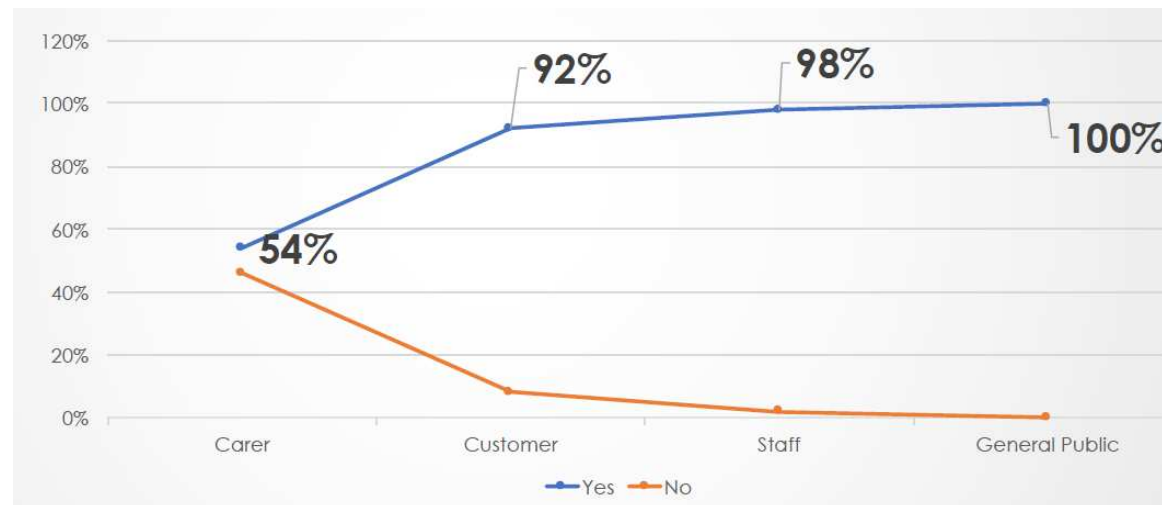
Choice and Control

- Customers felt they have some control over their choices and life
- 15% of customers said they already have support / identified someone to go to for support
- 15% wanted more support / choice by having a job and gaining more independence, developing new skills and having more money



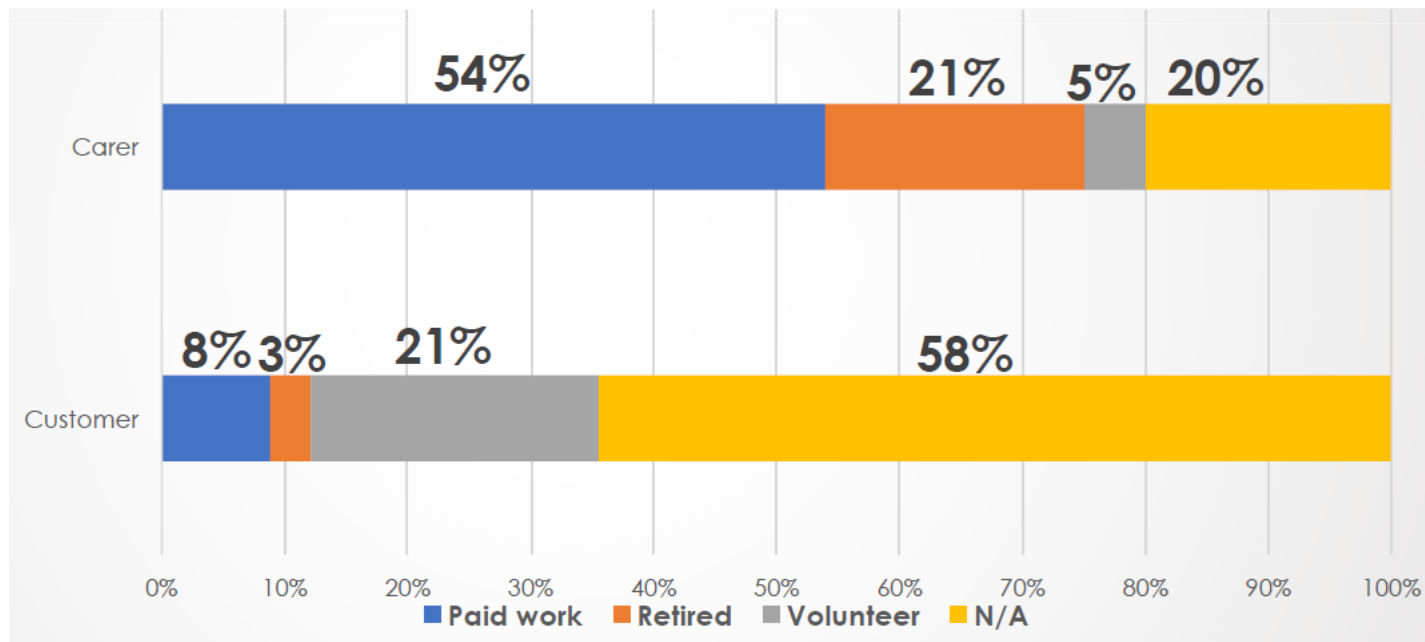
Should people with a learning disability have the opportunity to work?

- 92% of customers want to work / volunteer, if the job is right, with support and the person is willing, while 8% said no / don't know / unable to work
- 54% of carers said yes, 46% said no
- 98% of staff said yes, provided the job is right to cater for disabilities and support is provided, with 2% saying no
- 100% of the public said yes, provided the job is right, with support



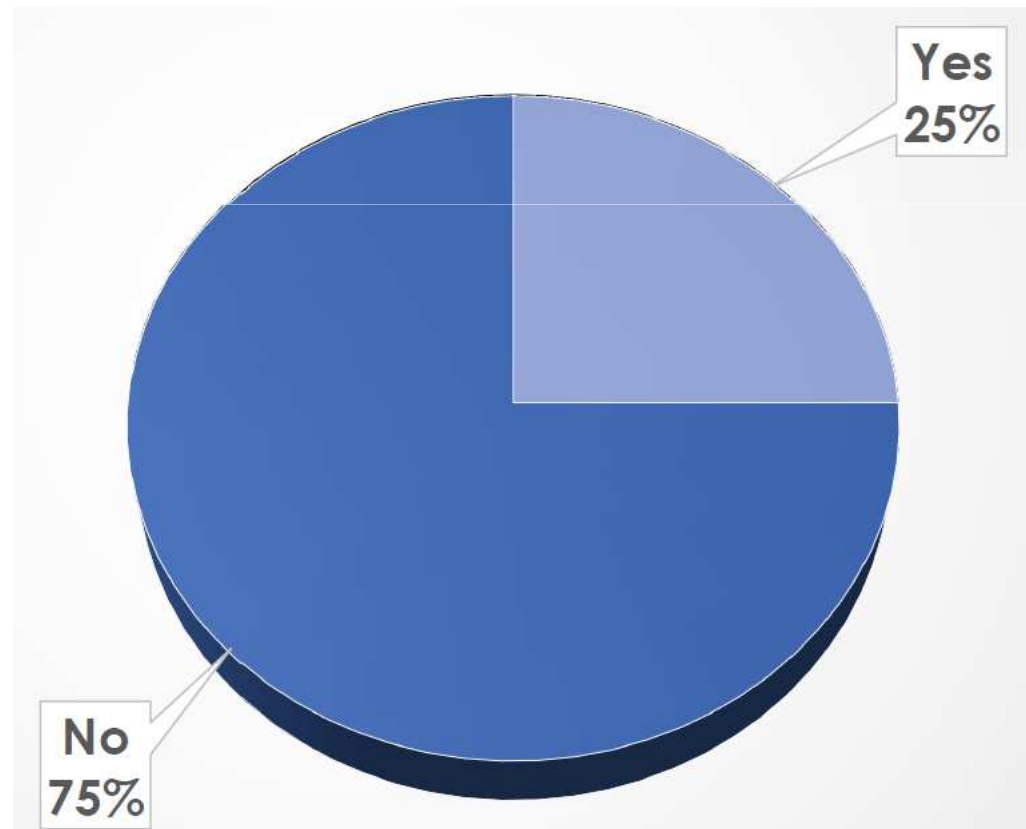
Employment / Job Role

- Most customers (58%) did not see how work applied to their lives, with only 8% in paid work and 21% in voluntary work
- 21% of carers volunteer, with 8% in paid work, 3% retired and 58% responded N/A



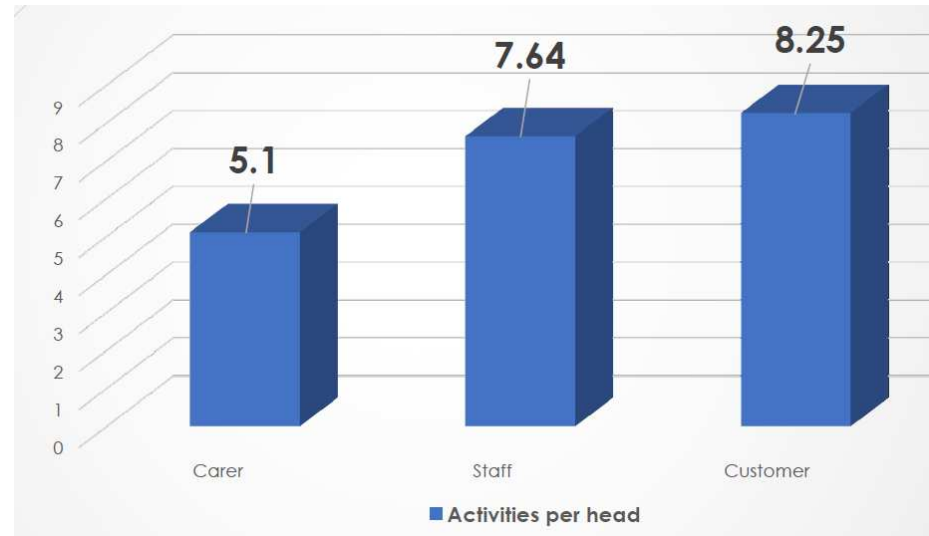
Customer aspiration to work

- Customers will need support from carers and/or support services in order to build their confidence to work



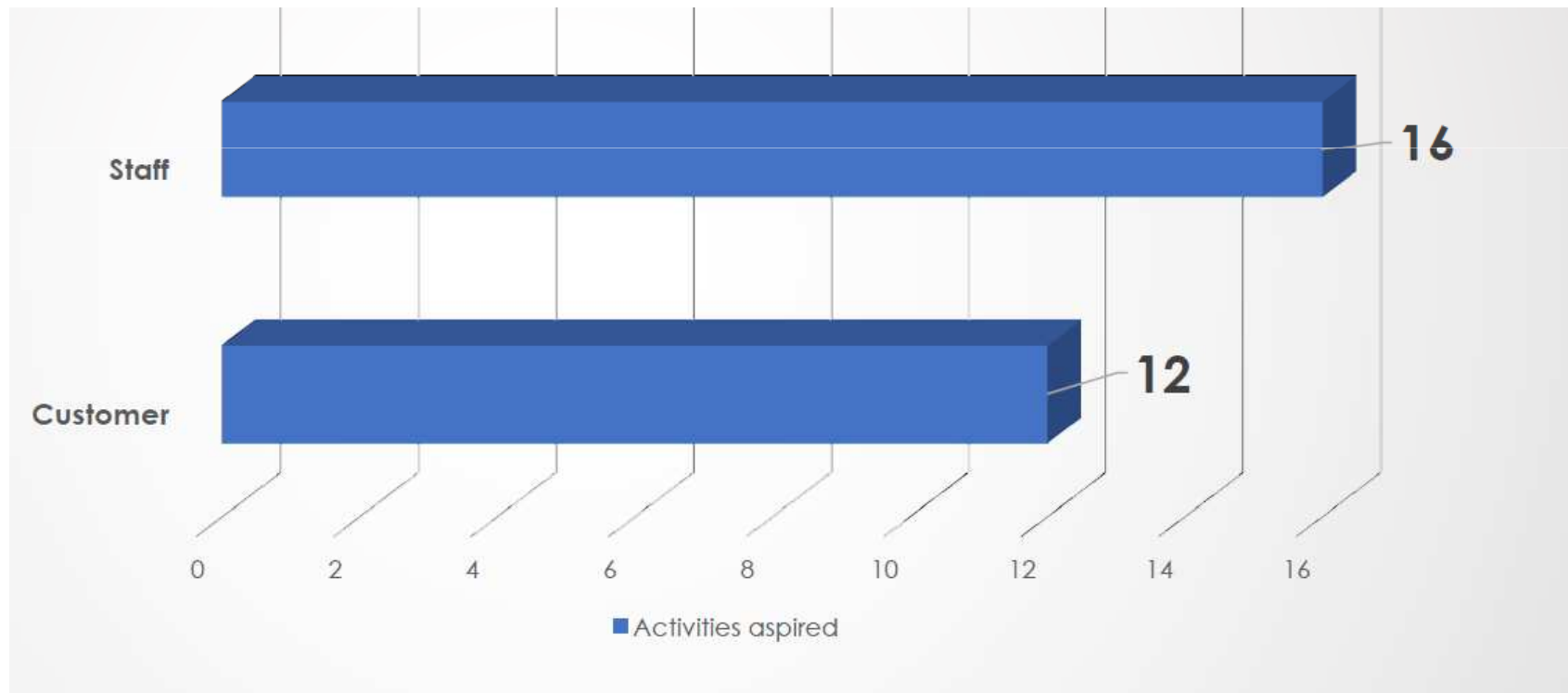
What are you good at?

- Almost half of customers (48%) listed hobbies and interests from jigsaws, bowling, arts and crafts, etc
- 35% customers reported they are good at people skills, including socialising, team work and greeting and meeting other people
- The most popular activities included baking / cooking, computers and gardening



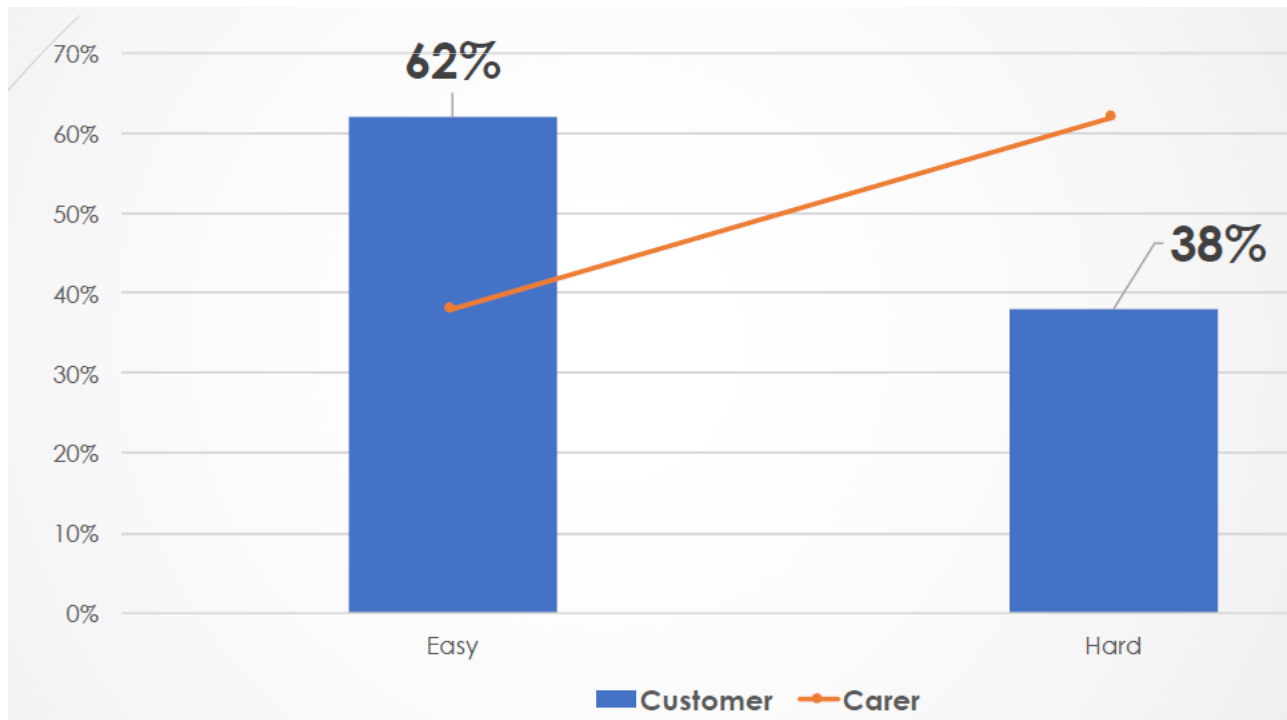
What activities do you want to do?

- Customers wanted an average of 12 different activities if available
- Staff wanted an average of 16 different activities per head



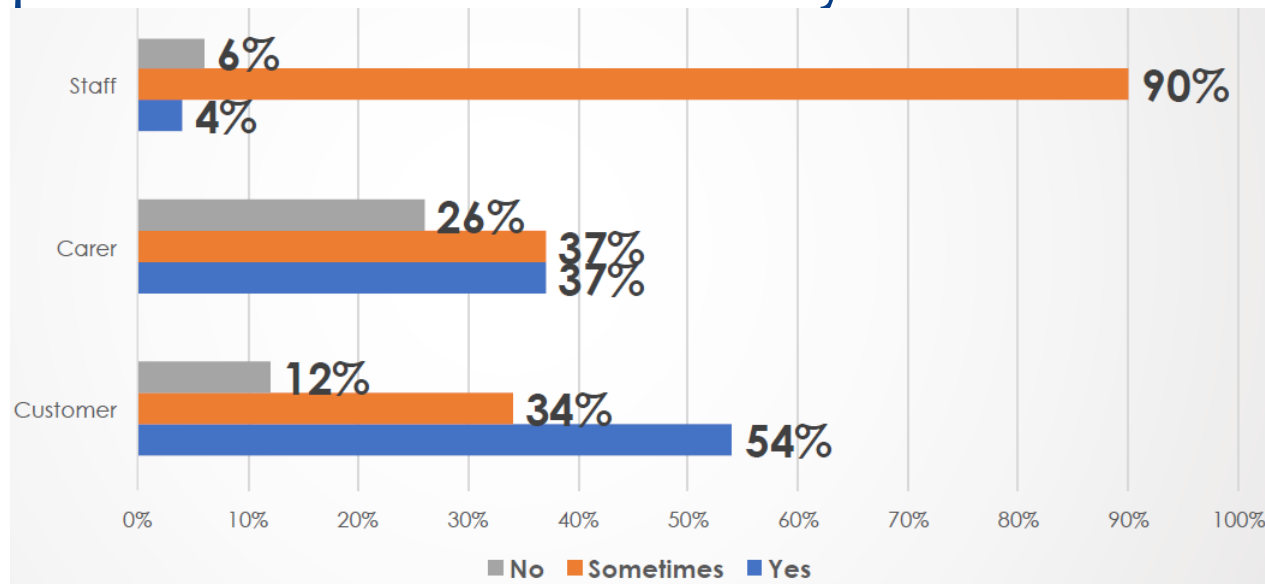
How easy is it to travel in the community?

- 62% of customers found it easy, with 38% saying it was hard
- 38% of carers said it was easy and 62% it was hard
- 67% of people suggested support for travel training and bus buddies, with an escort and community transport for the more vulnerable



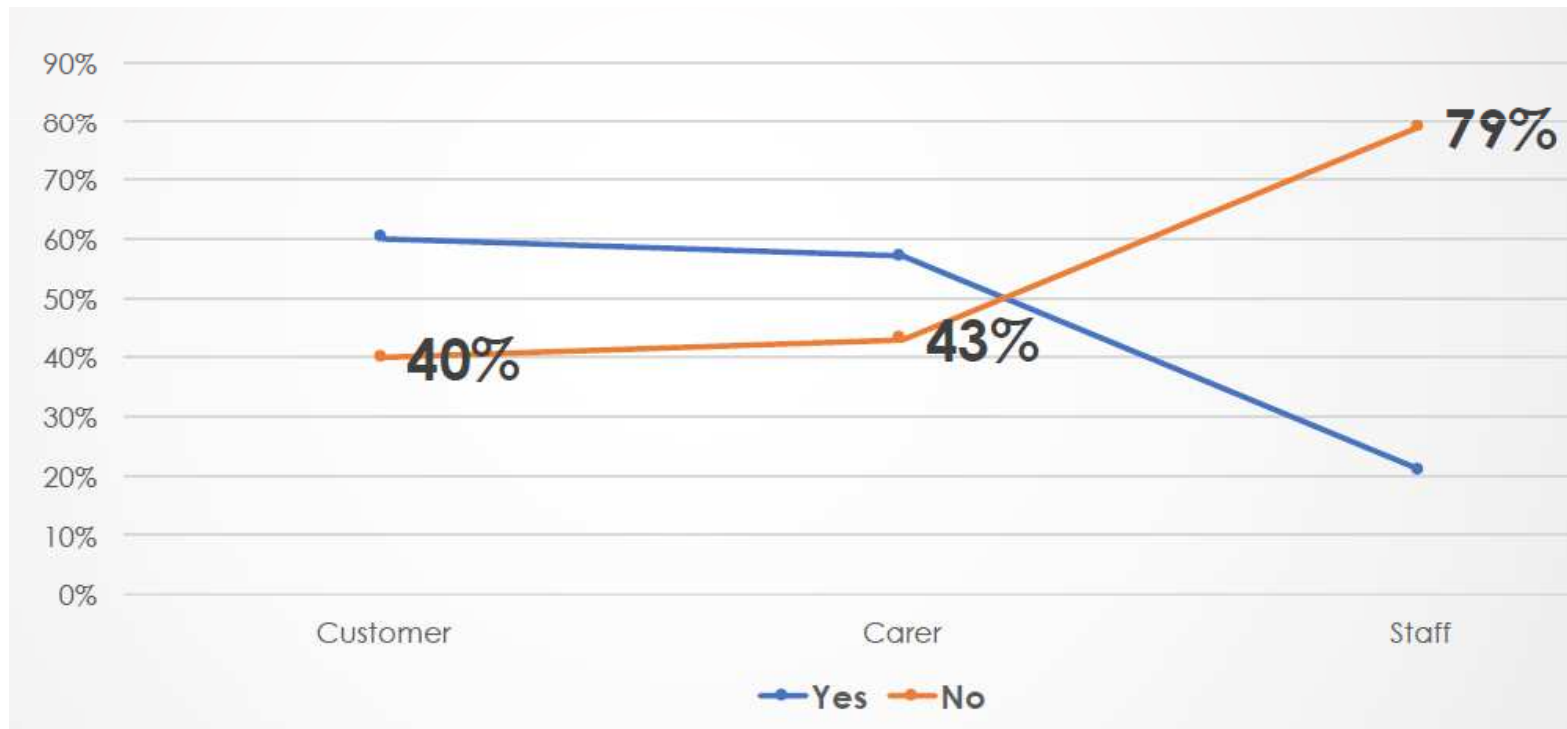
Feeling safe in the community

- 54% of customers said yes, 34% sometimes and 12% no
- 37% of carers said yes, 37% sometimes and 26% no
- 4% of staff said yes, 90% sometimes and 6% no
- Safety for customers remains a concern for staff and carers
- Customers may feel safe as they are more likely to be accompanied when in the community



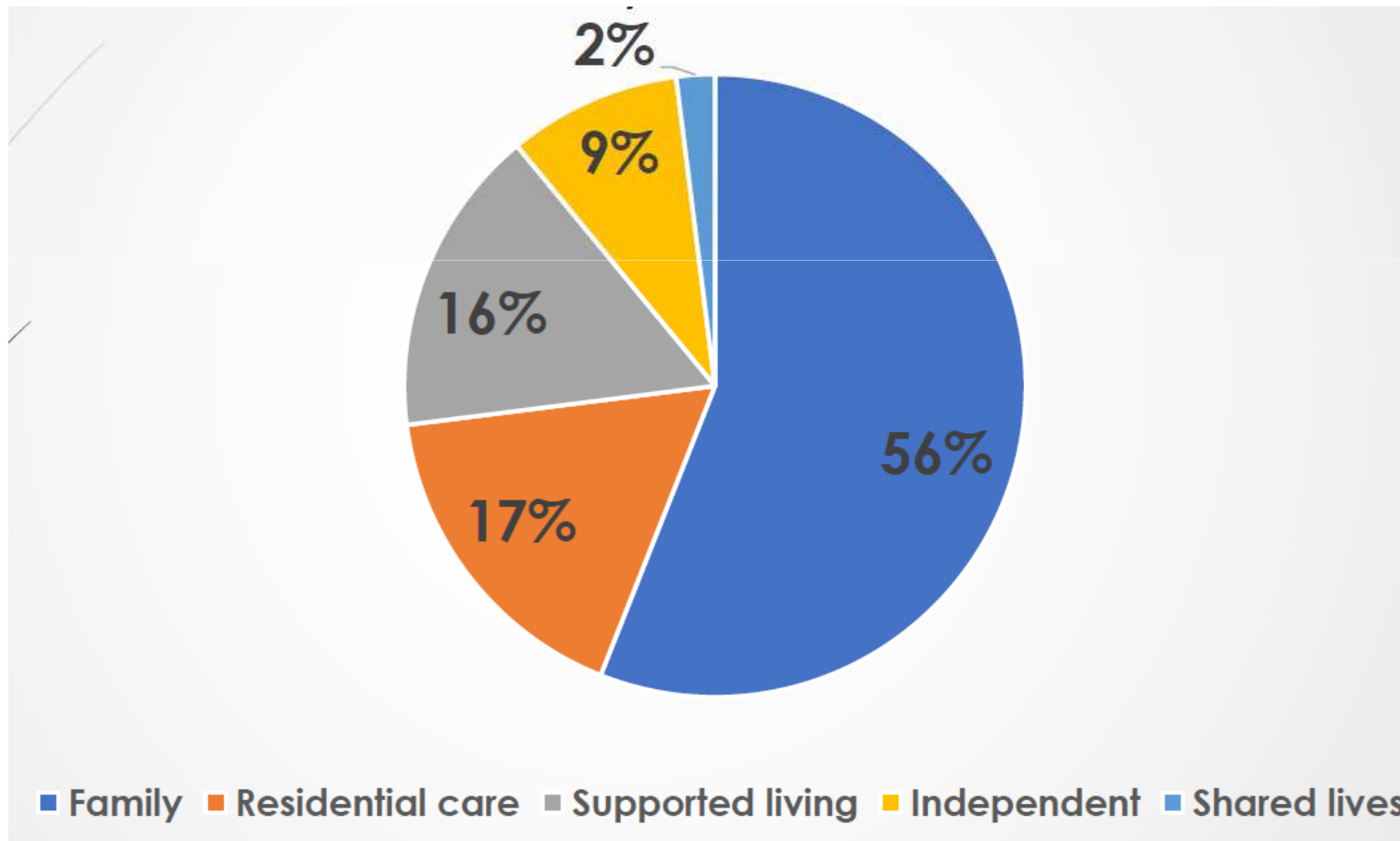
Awareness of what is happening in the community

- Shows that customers and carers are keeping updated with recent developments in the community – with 60% yes and 40% no for customers, and 57% yes and 43% no for carers
- 21% of staff said yes, 79% no



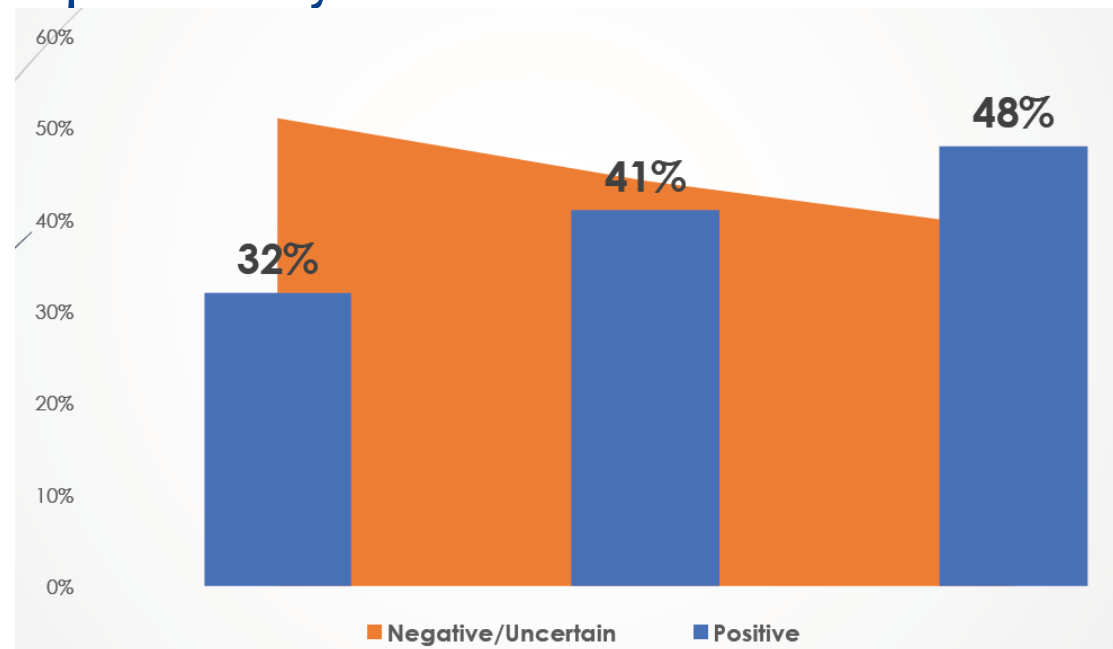
Who do you live with?

- Most customers live with their family (56%)
- 17% live in residential care and 16% in supported living



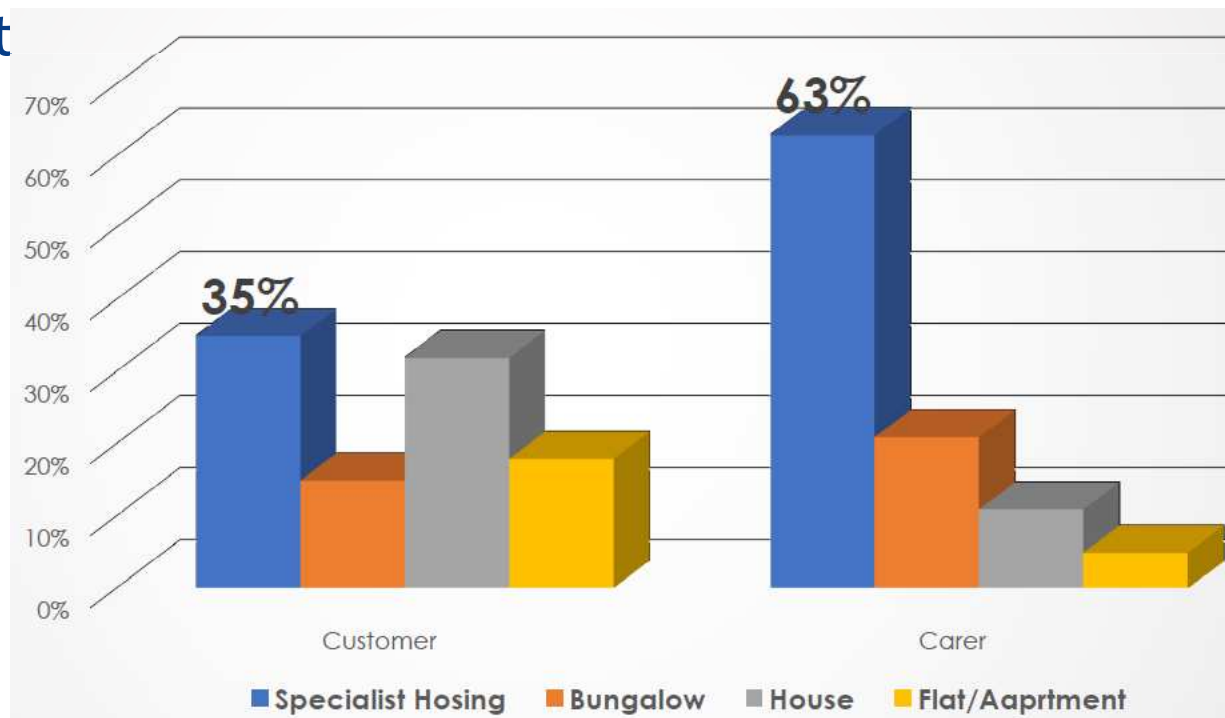
Independent Living – could / should?

- Customers and carers do not feel that people with LD and/or Autism can live on their own without any support
- 29% of carers said their son / daughter would never be able to live independently due to their high level of needs
- 39% of carers felt that with ‘full 24-hour support’ the person would be able to live independently
- Public believes it can be done provided there is appropriate support



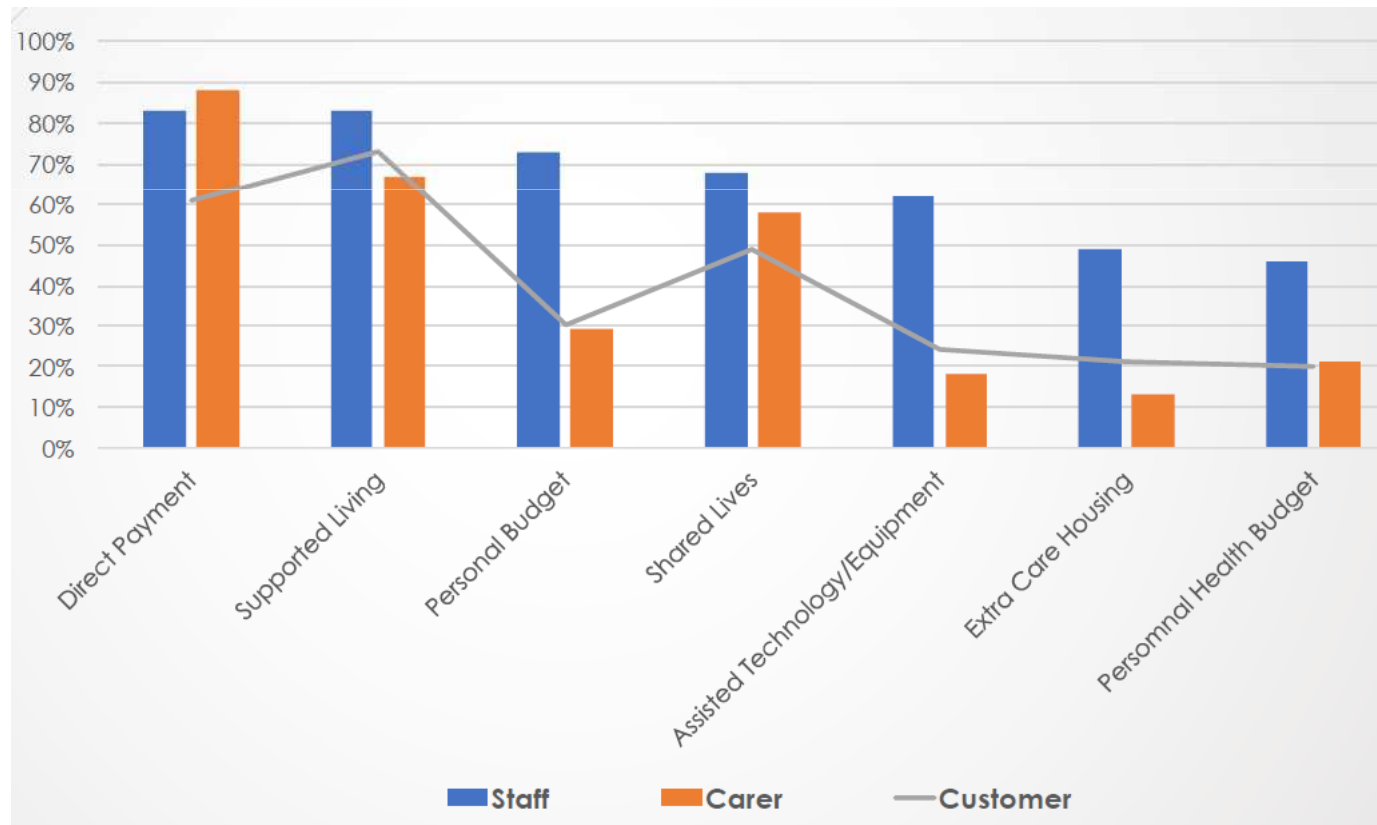
Ideal Accommodation

- Both customers and carers felt specialist housing would be ideal accommodation – 35% customers, 63% carers
- Customers then chose 32% house, 18% flat / apartment and 15% bungalow
- Carers then chose 21% bungalow, 11% house and 5% flat / apartment



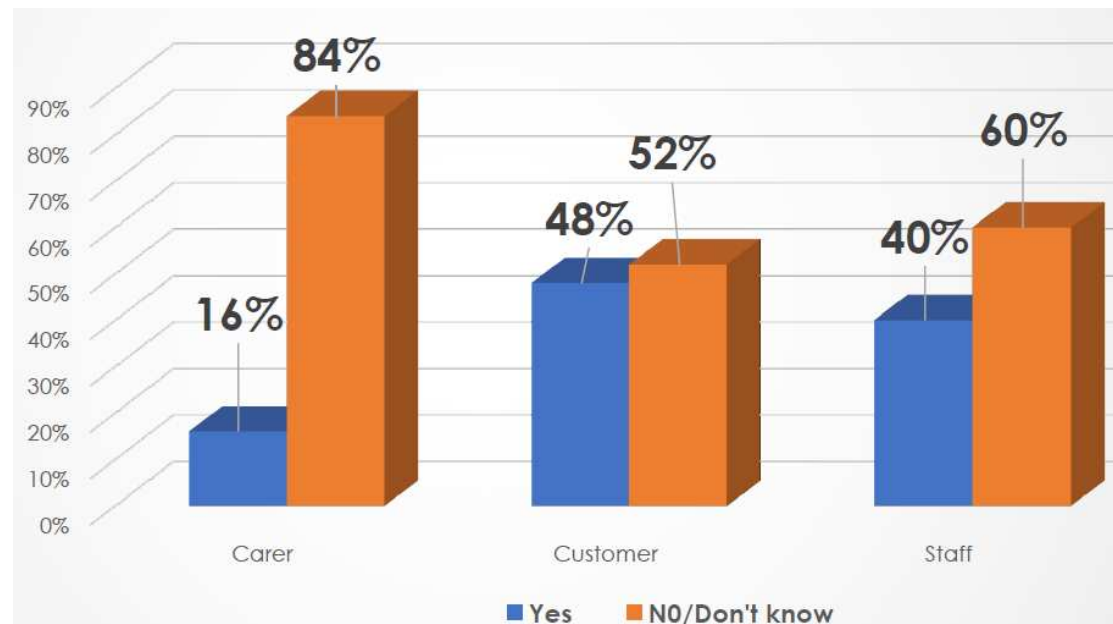
Financial Support

- Results show staff are aware of the different types of support available
- Customers and carers also have good understanding as well



Support Plan for the Future

- Customers and carers felt they do not receive adequate support with future planning – 52% customers, 84% carers
- 48% of customers and 16% of carers said yes they did have support for future planning
- Worries about the future and a time when carers are no longer around and anxieties about services closing



Information derived from Condition Survey as per the survey dates below		
Building surveyor	D. Reid	08/06/09
Mechanical surveyor	R. Fairbairn	30/01/08
Electrical surveyor	R. Fairbairn	30/01/08

25 Year Estimated Elemental Discounted Cashflow

Rotherham MBC Asset Management Services

Estimated Costs

This report is printed for Rotherham MBC, Wentworth North (01), Wath (19), SS024 - 58 Quarry Hill Road, EXCLUDING WISH LIST ITEMS

(SS024) 58 Quarry Hill Road

Element	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Access Control																					456					
Accessories		3,198																				301				
Boilers & Burners																						7,223				
Catering Equipment														912												
Ceilings							1,259					1,259		1,905		751		508	248	685		508	66		928	
Chimney														2,651												
Chimney/Flue																							5,522			
Communications		394											82													
Control components		182											182											255		
Control panel																								8,208		
Distribution Pipework											12,821															
Doors (external)		59						59					59	736					59						2,268	
Doors (internal)					618				4,778	618				6,400					1,384						1,384	
Electric extractor units		1,094																				1,094				
Emergency Luminaires/Control		1,806																						1,806		
Emergency Wiring		1,806																								
Extractor Fans		547											547											547		
Fascia	420				501				5,007					501					501						501	
Fencing	5,780								3,120									3,120					4,224			
Fire Alarm Accessories & Ctrl																									2,542	
Fire Alarm Wiring																										1,445
Fire fighting equipment								401					201	2,280										401	2,280	
Fittings								110						82												
Floors (finishes)	296	184		99	596	1,185		801	66	66		1,736		184	2,625	99	596	1,185				801	66	66		1,736
Floors (structural)																				1,767		265				530
Handrails (external)																					166					
Hardstandings/Pavements	309					5,504						5,504					5,504					5,504				
Heat Emitters		2,773																		2,773						
Laundry Equipment															6,384											
Luminaires	657	7,592												328			55					657		7,592	91	
Luminaires Wiring		3,393																								
Main Switch & Distr. Panel		2,736																								
Maintenance																										
Misc Power & Socket Wiring		1,560																								
Pressurisation Units																									1,368	
Pumps																										1,140
Radio/TV		1,094															1,094		1,094							
Rainwater good						64						64		210		37			190			525	657		64	
Ramps																										
Roofs	51													2,032		51				8,283					9,309	
Sanitary Fittings													322		2,605						322					1,184
Soffit	1,238																									
Stairs (Ext. Fire Escapes)	1,104			1,104				1,104		1,104			1,104	18,407			1,104			1,104				1,104		
Stairs (Int.)														3,251												
Valves																			8,756							
Walls (external)	1,757													1,923												
Walls (internal)		99		2,735				2,282	2,813	66		2,282	3,094		99	1,369	2,238	2,540				994	1,966	2,201		
Windows																						4,756	9,513			
Annual Total	5,832	5,964	28,333	3,939	596	7,872	1,427	4,002	13,509	4,291	19,140	1,259	6,194	47,501	9,009	7,635	3,125	19,674	15,460	1,789	14,057	15,962	37,567	24,727	1,736	
Cumulative Total	5,832	11,796	40,129	44,068	44,664	52,536	53,963	57,965	71,473	75,764	94,904	96,163	102,357	149,858	158,867	166,503	169,627	189,302	204,761	206,550	220,608	236,570	274,137	298,864	300,600	

These figures are current day values calculated using DCF techniques to give comparable current day values for each year.

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0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Access Control	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	467	0	0	0	0
Accessories	0	3,278	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	308	0	0	0
Boilers & Burners	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,404	0	0	0
Catering Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	935	0	0	0	0	0	0	0	0	0	0	0	0
Ceilings	0	0	0	0	0	0	0	1,290	0	0	0	1,290	0	1,953	0	770	0	521	255	702	0	521	68	951	0	0
Chimney	0	0	0	0	0	0	0	0	0	0	0	0	0	2,717	0	0	0	0	0	0	0	0	0	0	0	0
Chimney/Flue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,660	0	0	0
Communications	0	404	0	0	0	0	0	0	0	0	0	84	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Control components	0	187	0	0	0	0	0	0	0	0	0	187	0	0	0	0	0	0	0	0	0	0	262	0	0	0
Control panel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,414	0	0	0
Distribution Pipework	0	0	0	0	0	0	0	0	0	13,142	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Doors (external)	0	60	0	0	0	0	0	60	0	0	0	60	0	755	0	0	0	0	60	0	0	0	0	0	2,324	0
Doors (internal)	0	0	0	0	634	0	0	0	4,898	634	0	0	0	6,560	0	0	0	0	1,419	0	0	0	0	0	1,419	0
Electric extractor units	0	1,122	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,122	0	0	0	0	0
Emergency Luminaires/Control	0	1,851	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,851	0	0	0
Emergency Wiring	0	1,851	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Extractor Fans	0	561	0	0	0	0	0	0	0	0	0	561	0	0	0	0	0	0	0	0	0	0	561	0	0	0
Fascia	430	0	0	0	513	0	0	5,132	0	0	0	0	0	513	0	0	0	0	513	0	0	0	0	0	513	0
Fencing	5,924	0	0	0	0	0	0	0	3,198	0	0	0	0	0	0	0	0	3,198	0	0	0	4,330	0	0	0	0
Fire Alarm Accessories & Ctrl	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,606	0
Fire Alarm Wiring	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,481	0
Fire fighting equipment	0	0	0	0	0	0	0	411	0	0	0	206	0	2,337	0	0	0	0	0	0	0	0	411	2,337	0	0
Fittings	0	0	0	0	0	0	0	113	0	0	0	0	0	84	0	0	0	0	0	0	0	0	0	0	0	0
Floors (finishes)	304	189	0	102	611	1,215	0	821	68	68	0	1,779	0	189	2,690	102	611	1,215	0	0	821	68	68	0	1,779	0
Floors (structural)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,811	0	272	0	0	543	0	0
Handrails (external)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	170	0	0	0	0	0	0	0
Hardstandings/Pavements	317	0	0	0	0	5,641	0	0	0	5,641	0	0	0	0	0	5,641	0	0	0	0	5,641	0	0	0	0	0
Heat Emitters	0	2,842	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,842	0	0	0	0	0	0	0	0
Laundry Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,544	0	0	0	0	0	0	0	0	0	0	0
Luminaires	673	7,782	0	0	0	0	0	0	0	0	0	0	0	337	0	0	56	0	0	0	673	0	7,782	93	0	0
Luminaires Wiring	0	3,478	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Main Switch & Distr. Panel	0	2,805	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc Power & Socket Wiring	0	1,599	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pressurisation Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,402	0	0
Pumps	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,169	0	0
Radio/TV	0	1,122	0	0	0	0	0	0	0	0	0	0	0	0	0	1,122	0	1,122	0	0	0	0	0	0	0	0
Rainwater good	0	0	0	0	0	66	0	0	0	66	0	0	0	215	0	38	0	0	194	0	538	674	0	66	0	0
Ramps	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Roofs	52	0	0	0	0	0	0	0	0	0	0	0	0	2,083	0	52	0	0	8,490	0	0	0	0	0	9,542	0
Sanitary Fittings	0	0	0	0	0	0	330	0	0	0	0	0	0	2,670	0	0	0	0	330	0	0	0	0	0	1,214	0
Soffit	1,268	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stairs (Ext. Fire Escapes)	1,132	0	0	1,132	0	0	1,132	0	1,132	0	0	1,132	0	18,867	0	0	1,132	0	0	1,132	0	0	1,132	0	0	0
Stairs (Int.)	0	0	0	0	0	0	0	0	0	0	0	0	0	3,333	0	0	0	0	0	0	0	0	0	0	0	0
Valves	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,974	0	0	0	0	0	0	0	0
Walls (external)	1,801	0	0	0	0	0	0	0	0	0	0	0	0	1,972	0	0	0	0	0	0	0	0	0	0	0	0
Walls (internal)	0	102	0	2,804	0	0	0	2,339	2,883	68	0	2,339	0	3,171	0	102	1,404	2,294	2,604	0	0	1,019	2,015	2,256	0	0
Windows	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,875	9,750	0	0	0
Annual Total	11,902	29,230	0	4,037	1,758	6,922	1,462	5,036	17,310	19,619	0	7,639	0	48,689	9,234	7,826	3,203	20,166	15,846	1,834	14,409	24,074	30,794	25,346	1,779	
Cumulative Total	11,902	41,132	41,132	45,169	46,928	53,850	55,312	60,348	77,658	97,277	97,277	104,916	104,916	153,605	162,839	170,665	173,868	194,034	209,881	211,714	226,123	250,197	280,991	306,336	308,115	

Information derived from Condition Survey as per the survey dates below		
Building surveyor	D. Reid & D. Ryder	09/07/10
Mechanical surveyor	R. Fairbairn	14/02/08
Electrical surveyor	R. Fairbairn	14/02/08

25 Year Estimated Elemental Discounted Cashflow

Rotherham MBC Asset Management Services

Estimated Costs

This report is printed for Rotherham MBC, Wentworth Valley (05), Hellaby (05), SS045 - Addison Day Centre, EXCLUDING WISH LIST ITEMS

(SS045) Addison Day Centre

Element	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Access Control	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Accessories	-	8,239.67	-	-	-	-	-	-	-	224.36	-	-	-	-	392.63	-	-	-	-	1,570.53	344.02	-	1,567.36	450.59	-
Anti-Vandal Measures	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Boilers & Burners	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	39,038.85	-	-	-	-	-	-
Catering Equipment	-	3,027.01	467.42	-	2,112.73	-	-	-	1,439.65	11,395.68	-	-	-	-	6,054.01	-	-	-	-	-	6,039.06	-	-	2,112.73	-
Ceilings	951.33	396.20	90.56	-	8,210.81	-	-	1,282.94	105.65	5,773.22	1,003.71	3,252.63	-	22.64	1,109.36	-	396.20	1,479.15	-	4,256.34	11,999.25	-	-	1,109.36	1,479.15
Chimney/Flue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	16,980.07	-	-	-	-	-	-
Communications	-	4,442.35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Control components	-	1,589.23	-	-	-	-	-	-	-	-	-	1,308.77	-	-	934.84	-	-	-	280.45	280.45	-	93.48	-	1,308.77	-
Control panel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,750.64	-	-	-	-	-
Distribution Pipework	-	58,558.28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,927.91	-	-	-	-	-
Doors (external)	815.04	1,026.35	-	-	1,116.91	-	-	332.05	1,509.34	4,271.43	-	181.12	120.75	1,886.67	4,180.87	-	2,641.34	815.04	120.75	150.93	1,599.90	211.31	60.37	1,509.34	150.93
Doors (internal)	1,161.31	679.20	-	-	7,310.86	-	-	-	1,569.71	15,885.80	-	-	1,448.97	-	4,082.76	-	-	-	-	-	14,812.28	-	-	1,207.47	-
Drainage	-	1,811.21	-	-	301.87	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ductwork and grilles	-	683.18	-	-	-	-	-	-	-	-	-	683.18	-	-	-	-	-	-	-	-	-	-	683.18	-	-
Electric extractor units	-	4,393.74	-	-	-	-	-	-	-	467.42	-	-	-	-	-	-	-	-	-	-	4,954.64	-	-	-	560.90
Electric Space Heating	-	17,481.48	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	17,481.48	-	-	654.39	-	-	-	-
Emergency Luminaires/Control	-	19,884.01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	19,884.01	-	-
Emergency Wiring	-	13,256.01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Extractor Fans	-	5,048.13	-	-	-	-	-	-	-	560.90	-	5,048.13	-	-	560.90	-	-	-	1,402.26	-	560.90	-	5,048.13	-	-
Fascia	1,984.78	-	-	-	2,392.30	-	75.47	150.93	830.14	2,490.41	7.55	316.96	83.01	-	626.38	-	158.48	45.28	83.01	-	2,648.89	22.64	45.28	83.01	-
Fencing	633.92	-	-	-	697.60	-	633.92	-	-	84.90	-	633.92	239.14	-	84.90	-	-	-	-	633.92	-	17,527.20	239.14	-	581.10
Fire Alarm Access/ies & Ctrl	-	10,007.52	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fire Alarm Wiring	-	10,604.81	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fire fighting equipment	-	-	-	-	-	-	186.97	-	673.08	972.23	-	392.63	607.65	4,113.29	-	-	186.97	-	467.42	-	560.90	-	186.97	673.08	1,776.19
Fittings	22.64	188.67	253.43	1,132.00	1,132.00	-	-	-	-	5,301.55	-	-	188.67	-	169.80	-	-	-	566.00	-	5,018.55	188.67	-	566.00	-
Floors (finishes)	-	-	1,935.73	2,662.85	5,200.62	-	-	-	882.96	4,011.07	-	1,345.20	-	4,931.77	3,781.84	-	5,433.62	3,207.35	475.44	4,686.50	5,807.18	882.96	1,735.74	-	1,345.20
Floors (structural)	-	528.27	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fuel Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gates	1,698.01	-	-	-	1,698.01	-	-	-	-	1,698.01	-	-	-	-	1,698.01	-	-	-	-	-	1,698.01	-	-	-	-
Grilles/Diffusers	-	-	271.10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	271.10	-	-	-
Handrails (external)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Handrails (Internal)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hardstandings/Pavements	11,169.11	-	-	-	3,697.88	-	-	13,527.45	-	45,374.51	-	-	4,905.35	-	33,148.86	-	-	-	-	-	29,413.25	-	-	-	-
Heat Emitters	-	-	11,498.51	-	-	-	-	-	-	-	-	-	-	-	9,049.24	-	-	261.75	560.90	-	-	-	1,402.26	-	-
Kitchen Canopies	-	-	20,566.44	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Laundry Equipment	-	-	-	-	2,804.52	-	-	-	-	10,283.22	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Luminaires	-	-	54,461.82	-	-	-	-	-	-	280.45	-	-	-	-	-	-	-	-	-	-	-	514.16	-	54,461.82	3,786.10
Luminaires Wiring	-	-	20,772.11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	205.66	-	-	93.48	-
Main Switch & Distr. Panel	-	-	3,739.35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Misc Power & Socket Wiring	-	-	9,320.34	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	102.83	-	-	-	-
Name / Notice Boards	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pumps	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,796.00	-	-	-	-	-	-
Rainwater good	37.73	-	-	198.10	66.03	-	-	198.10	-	66.03	-	-	198.10	-	66.03	-	-	-	198.10	-	-	1,513.11	-	-	-
Ramps	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Roofs	43,559.53	19,711.97	37.73	2,648.89	54,430.54	-	-	61,128.24	-	1,509.34	18.87	37.73	2,648.89	1,177.28	44,333.07	-	19,711.97	-	2,648.89	-	64,920.45	-	-	61,128.24	-
Sanitary	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sanitary Fittings	-	660.34	-	-	3,480.91	-	-	-	-	5,405.32	-	-	-	-	707.50	-	-	-	-	-	960.52	1,415.01	-	-	-
Security System	-	-	-	-	-	-	-	-	-	11,651.83	-	-	-	-	-	-	-	-	-	-	-	-	-	1,495.74	-
Security Wiring	-	-	-	-	-	-	-	-	-	7,914.04	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Showers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	934.84	-	-	-	-	-	-
Soffit	113.20	-	-	-	301.87	596.19	-	-	-	30.19	1,547.07	-	-	30.19	324.51	-	-	-	-	-	30.19	1,547.07	-	-	301.87
Steps	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Distribution Boards	-	-	13,256.01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Main Cables	-	-	53,024.04	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Walls (external)	1,179.17	1,471.61	-	1,698.01	588.64	3,412.99	101.88	3,824.28	283.00	4,445.00	101.88	-	339.60	84.90	5,361.93	-	101.88	-	633.92	84.90	5,739.26	101.88	-	2,037.61	673.54
Walls (internal)	4,128.34	-	330.17	6,233.57	-	3,967.68	37.73	8,007.04	6,195.84	37.73	6,086.41	8,067.42	5,909.06	-	4,501.60	-	-	8,020.25	6,309.04	-	5,460.03	37.73	8,007.04	5,169.49	37.73
Water heaters	-	-	3,739.35	-	-	-	-	-	-	-	-	-	-	-	934.84	-	-	-	-	934.84	-	-	-	-	-
Water Storage Tanks	-	-	7,603.98	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,952.77	-	-	-	-	2,651.20	-
Windows	3,207.35	362.24	1,754.61	1,698.69	362.24	10,399.35	13,659.52	362.24	464.12	1,290.49	11,162.32	464.12	2,390.42	667.88	464.12	10,748.38	3,026.23	2,150.81	950.88	701.84	14,201.00	13,285.96	588.64	611.28	916.92
Annual Total	70,661	184,051	203,123	16,280	95,906	18,376	14,695	88,913	13,984	143,638	18,401	21,732	19,080	12,915	122,568	10,748	31,657	42,434	94,143	11,481	212,940	16,385	97,651	82,594	7,263
Cumulative Total	70,661	254,713	457,836	474,116	570,022	588,398	603,094	692,007	705,991	849,628	868,029	889,761	908,840	921,755	1,044,323	1,055,071	1,086,728	1,129,162	1,223,305	1,234,786	1,447,726	1,464,111	1,561,762	1,644,357	1,651,619

These figures are current day values calculated using DCF techniques to give comparable current day values for each year.

Information derived from Condition Survey as per the survey dates below		
Building surveyor	D. Reid	16/11/09
Mechanical surveyor	R. Fairbairn	04/03/08
Electrical surveyor	R. Fairbairn	04/03/08

25 Year Estimated Elemental Discounted Cashflow

Rotherham MBC Asset Management Services

Estimated Costs

This report is printed for Rotherham MBC, Wentworth Valley (05), Hellaby (05), SS003 - 46 Maple Avenue, EXCLUDING WISH LIST ITEMS

(SS003) 46 Maple Avenue

Element	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Element	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Accessories	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,558	-
Boilers & Burners	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7,282	-	-	-	-	-
Catering Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,327	-	-	-	-	-	-	-	-	-	-
Ceilings	-	-	23	-	-	-	-	1,653	-	-	-	1,653	-	-	-	1,653	-	-	-	1,653	-	-	-	1,653	-
Clocks	-	-	-	-	-	-	-	-	-	-	-	-	-	-	56	-	-	-	-	-	-	-	-	-	-
Communications	-	-	-	-	-	-	-	-	-	-	-	-	-	-	366	-	-	-	-	-	-	-	-	-	82
Control components	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,309	-	-	-	-	93
Distribution Pipework	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	13,607
Doors (external)	-	211	-	-	-	-	-	211	-	-	-	-	211	-	-	-	-	211	-	-	2,641	-	-	-	-
Doors (internal)	-	-	-	-	121	-	-	-	1,509	-	121	-	-	1,509	-	121	-	-	1,509	-	121	-	-	1,509	-
Electric extractor units	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,244
Emergency Luminaires	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,916
Emergency Wiring	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,916
Extractor Fans	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,926
Fascia	-	-	-	-	91	-	-	-	-	-	91	-	-	-	-	91	-	-	-	-	91	-	-	-	-
Fencing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fire Alarm Accessories &	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,706
Fire Alarm Wiring	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,533
Fire fighting equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,524	-	-	-	-	-	-	-	-	-	561
Fittings	1,415	-	-	-	-	-	-	-	849	-	849	-	-	-	-	1,415	-	507	-	-	-	-	-	849	2,264
Floors (finishes)	-	-	-	-	964	-	-	-	608	-	5,186	-	-	-	306	747	-	217	-	6,792	608	-	5,186	-	-
Floors (structural)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hardstandings/Pavement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	358	-	-	-	-	358	-	-	-	-
Heat Emitters	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,590	-	-	-	-	224
Laundry Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,805	-	-	-	-	-	-	-	-	-	-
Lightening Protection	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,348
Luminaires	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	954	-	-	-	-	9,782
Luminaires Wiring	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,095
Main Switch & Distribution Panel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,805
Misc Power & Socket Voltage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,001
Pumps	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,169	-	-	-	-	-
Radio/TV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,085
Rainwater good	-	-	-	-	475	-	-	-	-	-	475	-	-	-	-	475	-	-	-	-	475	-	-	-	-
Roofs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sanitary Fittings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	358	-	-	-	-	3,471	-	-	-	-
Security System	-	-	-	-	-	-	-	-	-	-	-	-	-	67	-	-	-	-	-	-	-	-	-	-	-
Showers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stairs (Ext. Fire Escape)	-	-	1,132	-	-	-	1,132	-	-	-	1,132	-	-	-	-	1,132	-	-	1,132	-	18,867	-	-	1,132	-
Stairs (Int.)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Valves	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,122	-	-	-	-	-
Walls (external)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Walls (internal)	89	-	445	-	-	-	-	3,441	445	-	-	-	3,441	445	-	-	-	3,441	445	-	40	-	3,441	445	-
Water Storage Tanks	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	383	-	-	-	-	-
Windows	34	-	-	34	-	-	-	34	906	-	-	34	-	-	34	-	-	34	-	-	34	-	-	906	-
Annual Total	1,538	211	1,600	34	1,651	0	1,132	5,339	4,317	1,132	6,722	1,687	4,785	2,022	10,417	6,351	0	4,410	3,087	24,253	26,706	0	8,628	10,052	65,189
Cumulative Total	1,538	1,749	3,349	3,383	5,034	5,034	6,166	11,505	15,822	16,954	23,676	25,363	30,148	32,169	42,587	48,937	48,937	53,348	56,434	80,687	107,393	107,393	116,021	126,073	191,261

Information derived from Condition Survey as per the survey dates below		
Building surveyor	D. Reid & D. Ryder	14/02/08
Mechanical surveyor	R. Fairbairn	05/02/08
Electrical surveyor	R. Fairbairn	05/02/08

25 Year Estimated Elemental Discounted Cashflow

Rotherham MBC Asset Management Services

Estimated Costs

This report is printed for Rotherham MBC, Wentworth North (01), Wath (19), SS046 - Oaks Day Centre, EXCLUDING WISH LIST ITEMS

(SS046) Oaks Day Centre

Element	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Access Control	-	-	9	-	-	-	-	-	-	-	-	-	-	935	-	3	-	-	9	-	-	-	-	-	467
Accessories	-	-	155	-	3,719	-	-	-	-	-	-	-	-	14,804	-	-	-	-	-	-	-	-	-	71	3,536
Air Conditioning	-	-	-	-	-	-	-	-	-	7,479	-	-	-	-	-	-	-	-	-	29,915	7,479	-	-	-	-
Boilers & Burners	-	-	-	-	8,414	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Calorifiers	-	-	-	-	925	-	-	-	-	-	-	-	-	2,322	-	-	-	-	-	-	-	-	-	-	-
Catering Equipment	-	-	2,113	-	467	-	-	-	-	7,460	-	-	-	187	467	2,309	-	-	-	-	-	6,886	2,113	-	-
Ceilings	60	-	6,928	60	3,564	-	-	8,264	-	1,215	2,309	7,562	2,088	528	1,177	7,818	211	475	475	8,656	2,553	1,177	475	9,013	596
Chimney/Flue	-	-	-	-	5,660	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Communications	-	-	1,197	-	329	-	-	-	-	-	419	-	-	561	1,010	-	-	-	-	-	-	-	-	-	-
Control components	-	-	-	-	1,477	-	-	-	1,010	-	-	-	-	2,057	-	561	-	-	374	374	916	-	-	2,412	-
Control panel	-	-	-	-	8,414	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8,414	-	-	-	-
Distribution Pipework	-	-	-	-	14,164	-	-	-	-	-	-	-	-	23,221	-	-	-	-	-	-	-	-	-	-	-
Doors (external)	724	-	3,260	-	2,536	-	-	3,260	-	-	1,147	3,773	5,041	-	-	5,675	302	2,596	-	-	2,898	302	3,290	-	24,149
Doors (internal)	241	-	-	-	6,852	-	-	-	241	-	7,675	-	-	241	943	13,639	-	-	-	121	121	32,473	-	-	121
Electric extractor units	-	-	-	-	-	-	-	-	-	-	-	-	-	4,394	-	-	-	-	-	-	-	-	-	-	561
Electric Space Heating	-	-	5,235	-	3,646	-	-	-	-	-	-	-	-	22,249	-	-	-	-	5,235	-	3,646	-	-	-	3,926
Emergency Luminaires/Control	-	-	-	-	2,103	-	-	-	-	-	-	-	-	11,611	-	-	-	-	-	-	-	-	-	-	-
Emergency Wiring	-	-	-	-	2,103	-	-	-	-	-	-	-	-	11,611	-	-	-	-	-	-	-	-	-	-	-
Extractor Fans	-	-	-	-	2,805	-	-	-	3,085	-	-	-	-	4,207	-	2,805	-	-	3,085	4,768	-	-	-	4,207	-
Fascia	-	-	-	302	4,543	-	-	-	-	30	1,826	-	2,113	-	30	1,615	-	2,626	-	30	2,128	4,151	453	-	6,188
Fencing	5,019	-	-	-	-	-	5,019	-	-	-	-	-	5,019	-	-	-	-	-	5,019	-	-	-	-	-	5,019
Fire Alarm Accessories & Ctrl	-	-	-	-	5,352	-	-	-	-	-	-	-	-	30,192	-	-	-	-	-	-	-	-	-	-	-
Fire Alarm Wiring	-	-	-	-	2,139	-	-	-	-	-	-	-	-	9,289	-	-	-	-	-	-	-	-	-	-	-
Fire fighting equipment	-	-	411	-	-	-	-	-	-	-	1,150	1,215	-	1,795	2,889	-	-	-	411	-	187	187	-	1,309	1,309
Fittings	2,298	-	566	653	1,038	-	-	2,264	-	1,132	4,332	-	-	-	-	4,432	1,698	-	-	596	19,506	-	566	2,321	-
Floors (finishes)	1,732	-	-	1,940	2,502	-	-	-	1,126	-	14,742	340	1,732	2,374	679	10,928	1,324	2,502	-	-	10,345	-	14,622	2,280	4,958
Floors (structural)	-	-	-	-	1,660	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Frame (structural)	1,288	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gates	-	-	-	1,132	-	-	-	-	-	1,132	-	-	-	-	1,132	-	-	-	-	1,132	-	-	-	-	1,132
Grilles/Diffusers	-	-	-	-	65	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	65	-	
Handrails (external)	-	-	75	-	-	-	-	75	-	-	-	-	75	-	-	-	-	226	-	-	-	-	75	-	
Hardstandings/Pavements	-	-	-	-	-	-	-	-	12,839	-	-	-	-	12,839	-	-	-	-	12,839	-	-	-	-	12,839	-
Heat Emitters	-	-	-	-	3,870	-	-	-	-	-	-	-	-	-	-	-	-	-	3,291	-	-	-	-	-	-
Kitchen Canopies	-	-	-	-	26,175	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Laundry Equipment	-	-	-	-	-	-	-	-	6,544	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Luminaires	-	-	-	-	15,060	-	-	-	-	-	-	-	-	57,122	-	-	-	-	-	-	2,244	-	-	-	3,319
Luminaires Wiring	-	-	-	-	5,216	-	-	-	-	-	-	-	-	21,632	-	-	-	-	-	-	-	-	-	-	2,449
Main Switch & Distr. Panel	-	-	-	-	7,479	-	-	-	-	-	-	-	-	3,739	-	-	-	-	-	-	-	-	-	-	-
Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Misc Power & Socket Wiring	-	-	-	-	2,533	-	-	-	-	-	-	-	-	10,003	-	-	-	-	-	-	-	-	-	-	729
Pressurisation Units	-	-	-	-	1,870	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pumps	-	-	-	-	3,365	-	-	-	-	-	-	-	-	561	-	-	-	-	-	-	561	-	-	-	-
Radio/TV	-	-	-	-	2,150	-	-	-	-	-	-	-	-	2,244	-	-	-	-	-	-	1,683	-	-	-	-
Rainwater good	-	-	75	-	543	-	-	-	75	-	-	-	-	75	-	-	283	996	38	-	991	453	347	-	1,917
Ramps	-	-	-	-	1,274	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,274	-	-	-
Roofs	-	434	-	75	6,792	-	-	-	-	-	-	-	434	-	-	-	91,104	-	-	75	41,507	-	-	-	-
Sanitary Fittings	-	-	-	-	-	-	-	-	-	-	1,406	-	-	-	-	951	-	-	-	-	10,738	-	-	-	-
Security System	-	-	11,136	-	-	-	-	-	-	-	-	-	-	15	-	-	-	-	11,136	-	-	-	-	-	3,006
Security Wiring	-	-	8,188	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8,188	-	-	-	-	-	-
Showers	-	-	-	-	-	-	-	-	-	-	-	-	-	187	-	-	-	-	-	-	-	-	-	-	-
Soffit	-	-	-	-	1,124	-	-	-	-	-	1,124	-	2,113	-	-	913	-	211	-	-	913	3,170	1,872	-	3,924
Stairs (Int.)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Steps	-	-	-	-	717	-	-	-	-	-	-	-	-	-	-	83	-	-	-	-	-	-	3,773	-	-
Sub Distribution Boards	-	-	11,611	-	2,103	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Main Cables	-	-	46,443	-	8,414	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Valves	-	-	3,365	-	-	-	-	-	1,122	-	-	-	-	-	-	-	-	-	3,365	7,853	-	-	-	-	1,122
Walls (external)	1,288	1,558	-	-	-	-	679	1,558	-	-	-	-	1,558	-	-	-	-	11,203	-	-	-	9,962	1,558	-	37,507
Walls (internal)	3,207	-	19,237	-	4,651	-	-	4,158	19,237	-	4,122	-	4,158	19,237	-	3,849	-	4,158	19,237	-	8,181	-	4,158	18,225	-
Water heaters	-	-	-	-	-	-	-	-	-	-	-	-	-	42,068	-	47,677	-	-	-	935	-	-	-	-	-
Water Storage Tanks	-	-	-	-	-	-	-	-	-	-	-	-	-	3,483	-	-	-	-	-	-	-	-	-	-	-
Windows	1,324	-	-	1,324	5,943	-	-	1,324	-	-	1,324	-	-	1,324	-	-	1,324	12,575	-	638	467	9,358	475	467	6,796
Annual Total	17,144	1,992	120,004	5,487	183,757	0	5,698	18,640	47,543	17,316	38,378	17,222	24,312	317,107	8,328	103,257	96,247	37,569	72,822	55,292	164,733	32,145	31,666	54,350	111,610
Cumulative Total	17,144	19,136	139,140	144,628	328,385	328,385	334,083	352,723	400,266	417,582	455,959	473,181	497,493	814,600	822,928	926,184	1,022,431	1,060,001	1,132,822	1,188,115	1,352,848	1,384,993	1,416,659	1,471,008	1,582,618

These figures are current day values calculated using DCF techniques to give comparable current day values for each year.

Information derived from Condition Survey as per the survey dates below		
Building surveyor	D. Reid & D. Ryder	02/09/09
Mechanical surveyor	R. Fairbairn	29/01/08
Electrical surveyor	R. Fairbairn	29/01/08

25 Year Estimated Elemental Discounted Cashflow

Rotherham MBC Asset Management Services

Estimated Costs

This report is printed for Rotherham MBC, Wentworth Valley (05), Hellaby (05), SS001 - Parkhill Lodge, EXCLUDING WISH LIST ITEMS

(SS001) Parkhill Lodge

Element	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Access Control	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Accessories	-	-	-	-	8,268	-	-	28	-	112	-	-	-	-	593	-	-	-	-	-	56	-	-	-	1,141	
Boilers & Burners	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	40,011	-	-	-	
Call Systems	-	-	-	-	20,006	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20,006	
Catering Equipment	-	1,253	-	-	13,370	-	-	-	-	12,755	-	-	-	3,214	467	-	-	-	-	-	698	-	1,253	12,243	-	
Ceilings	225	-	-	1,260	1,636	8,339	-	2,513	291	8,294	-	1,647	336	8,294	2,560	-	291	8,294	-	3,104	-	8,294	1,090	1,713	453	
Chimney/Flue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	16,980	-	
Communications	-	-	-	-	1,294	-	-	-	-	-	-	-	271	-	187	-	-	-	-	-	-	-	-	-	-	
Control components	-	-	-	-	1,402	-	-	-	-	-	-	-	-	-	1,122	-	-	-	-	-	280	-	-	-	75	1,122
Control panel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8,414	-	
Distribution Pipework	-	-	-	-	68,019	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,001	
Doors (external)	528	302	-	-	1,509	528	755	302	-	121	1,162	60	1,057	-	121	408	60	362	-	1,509	408	755	3,834	-	121	
Doors (internal)	-	-	-	-	-	4,890	-	-	-	-	4,890	-	-	-	21,225	2,173	-	-	-	-	4,603	6,045	-	-	5,788	
Electric extractor units	-	-	-	-	2,150	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,150	-	-	
Electric Space Heating	-	-	-	-	1,683	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,683	-	-	-	-	
Emergency Luminaires/Control	-	-	-	-	15,004	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	15,004	
Emergency Wiring	-	-	-	-	10,003	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Extractor Fans	-	-	-	-	3,646	-	-	-	-	-	561	-	-	-	3,646	-	-	-	-	-	-	561	-	-	3,646	
Fascia	951	-	-	-	453	1,819	3,924	-	4,226	45	596	392	1,509	423	1,706	1,230	1,675	151	423	211	151	521	151	423	619	
Fire Alarm Accessories & Ctrl	-	-	-	-	12,678	-	-	-	-	-	-	-	-	223	-	-	-	-	-	-	-	-	-	-	-	
Fire Alarm Wiring	-	-	-	-	8,002	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Fire fighting equipment	-	-	-	-	3,001	-	-	-	-	393	748	140	206	1,814	1,234	-	-	-	-	187	187	-	-	1,402	1,234	
Fittings	169	-	-	789	-	-	-	-	169	-	-	113	1,732	-	-	253	-	169	-	3,830	-	1,140	-	-	1,981	
Floors (finishes)	-	781	-	-	738	2,120	-	738	4,775	304	7,081	-	19,812	-	1,215	384	738	2,721	960	4,126	4,775	304	7,081	-	22,133	
Floors (structural)	-	-	-	-	-	-	-	-	-	-	-	-	-	2,173	-	-	-	-	-	-	-	-	-	-	-	
Handrails (external)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Heat Emitters	-	-	-	-	14,303	-	-	-	-	-	-	-	-	-	131	187	-	11,424	-	2,842	-	-	-	-	37	
Laundry Equipment	-	-	-	-	-	2,805	-	-	-	-	13,088	-	-	-	-	2,805	-	-	-	-	-	-	-	-	-	
Luminaires	-	-	-	-	66,392	-	-	-	-	-	337	-	-	-	-	-	-	-	-	-	-	-	-	93	66,392	
Luminaires Wiring	-	-	-	-	19,632	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Main Switch & Distr. Panel	-	-	-	-	3,739	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Misc Power & Socket Wiring	-	-	-	-	8,227	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Pumps	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,365	-	
Radio/TV	-	-	-	254	3,272	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,272	-	-	-	-	-	
Rainwater good	254	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Roofs	-	-	-	-	-	-	-	-	-	-	-	-	75	-	66	-	-	-	-	-	81,504	-	-	-	-	
Sanitary Fittings	-	1,981	-	-	698	583	-	-	-	377	253	-	-	-	-	1,038	-	330	-	-	9,292	253	2,566	-	-	
Security System	-	-	-	-	-	-	-	-	-	-	748	8,002	-	45	-	-	-	-	-	-	-	-	-	-	-	
Security Wiring	-	-	-	-	-	-	-	-	-	-	-	5,972	-	-	-	-	-	-	-	-	-	-	-	-	-	
Showers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Soffit	204	-	-	-	-	634	151	-	1,736	-	445	15	151	174	-	430	4,322	15	174	-	-	445	15	174	-	
Stairs (Int.)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,321	-	-	-	-	-	
Sub Distribution Boards	-	-	-	-	10,003	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Sub Main Cables	-	-	-	-	40,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Valves	-	-	-	-	-	-	41,507	-	-	-	-	-	-	-	-	-	-	-	93	-	-	-	41,507	-	-	
Walls (external)	8,774	792	-	226	453	370	-	-	-	-	370	-	-	-	-	370	-	-	3,804	1,449	2,634	6,883	792	226	453	
Walls (internal)	981	343	-	7,569	145	981	626	-	7,339	626	981	-	640	6,943	-	2,321	291	343	7,569	145	981	626	-	7,339	626	
Water heaters	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,003	-	
Windows	272	23	-	272	23	-	3,926	23	3,217	147	585	125	147	23	125	147	23	125	2,668	23	125	3,802	23	13,299	147	
Annual Total	12,357	5,475	0	10,370	339,758	23,069	9,382	45,110	21,753	23,176	31,844	16,467	25,935	23,325	34,397	11,745	7,400	23,933	15,691	27,265	110,736	23,022	100,473	78,750	140,902	
Cumulative Total	12,357	17,832	17,832	28,202	367,960	391,029	400,411	445,521	467,274	490,450	522,294	538,761	564,697	588,021	622,418	634,163	641,563	665,496	681,187	708,452	819,188	842,210	942,683	1,021,433	1,162,335	

Information derived from Condition Survey as per the survey dates below		
Building surveyor	D. Reid	08/05/07
Mechanical surveyor	R. Fairbairn	19/09/06
Electrical surveyor	R. Fairbairn	19/09/06

25 Year Estimated Elemental Discounted Cashflow

Rotherham MBC Asset Management Services

Estimated Costs

This report is printed for Rotherham MBC, Rotherham North (03), Wingfield (21), SS028 - Treefield Close Adult Learning Centre, EXCLUDING WISH LIST ITEMS

(SS028) Treefield Close Adult Learning Centre

Element	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Accessories	-	-	2,395	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	346	-	-	
Boilers & Burners	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7,666	-	-	-	-	-
Catering Equipment	-	-	-	-	-	-	-	1,963	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ceilings	856	45	906	-	158	538	-	762	430	143	623	604	151	143	166	2,832	60	189	166	694	60	143	166	1,232	60	
Chimney	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	509	-	-	-	-	-	-	-	-	-	-
Chimney/Flue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,660	-	-	-	-
Clocks	-	-	56	-	-	56	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	56	-	-
Communications	-	-	-	-	-	344	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Control components	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	65	-	75	-	-	-	-
Control panel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,395	-	-	-	-
Distribution Pipework	-	-	13,032	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	575	-	-	-	-
Doors (external)	-	60	-	-	-	-	-	60	-	-	-	-	60	-	-	755	-	-	-	-	3,739	-	-	-	-	-
Doors (internal)	423	-	-	-	-	1,147	-	-	-	472	2,321	-	-	-	60	7,256	-	-	-	60	1,087	-	-	-	60	
Electric extractor units	-	-	561	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	561	-	561	-	-
Emergency Luminaires/Control	-	-	2,875	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,875	-	-
Emergency Wiring	-	-	1,916	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Extractor Fans	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	280	-	-	-	-	-	-	-
Fascia	45	-	-	-	-	91	-	-	-	-	906	-	-	-	91	-	-	-	-	-	91	-	-	-	-	-
Fire Alarm Access'ies & Ctrl	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,682	-	-	-	-	-	-	-
Fire Alarm Wiring	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,533	-	-	-	-	-	-	-
Fire fighting equipment	-	-	-	-	-	-	-	-	-	533	-	-	187	-	206	-	-	-	-	-	187	-	187	-	346	-
Fittings	63	-	-	-	-	-	-	-	-	-	1,981	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Floors (finishes)	1,823	-	-	-	-	2,968	-	-	-	-	594	-	1,823	-	-	1,685	-	2,968	-	-	441	-	594	-	1,823	
Floors (structural)	317	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,803	-	-	-	-	-	-	-	-	-	-
Handrails (external)	-	132	-	-	-	-	-	132	-	-	396	-	-	-	-	132	-	-	-	-	132	-	-	-	-	-
Hardstandings/Pavements	-	-	-	-	-	3,688	-	-	-	-	-	-	-	-	-	3,688	-	-	-	-	3,688	-	-	-	-	-
Heat Emitters	-	-	3,178	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,291	-	-	-	-	-	-	-
HWS Mixing Valves	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	192	-	-	-	-	-
Laundry Equipment	-	-	-	-	-	-	-	8,414	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Luminaires	-	-	6,923	-	-	-	-	-	-	-	841	-	-	-	-	-	-	-	-	-	-	-	1,402	6,923	-	-
Luminaires Wiring	-	-	3,440	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Main Switch & Distr. Panel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,870	-	-	-
Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Misc Power & Socket Wiring	-	-	1,365	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pumps	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,169	-	-	-	-	-	-	-	-	-	-
Radio/TV	-	-	-	-	-	2,524	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,524	-	-	-	-
Rainwater good	-	-	160	-	-	-	-	-	160	-	1,181	-	-	-	-	160	-	-	-	-	-	160	-	-	-	-
Ramps	571	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Roofs	-	-	-	-	-	42	-	-	-	-	-	-	-	-	-	2,397	-	-	-	-	-	13,627	-	-	-	-
Sanitary Fittings	-	-	-	-	-	1,358	-	-	-	330	2,434	-	-	-	-	1,951	-	-	-	-	-	-	-	-	-	-
Security System	-	-	-	-	-	-	-	-	-	-	-	-	-	28	-	-	-	-	-	402	-	-	-	-	748	-
Showers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	187	-	-	-	-	-	-	-	-
Soffit	-	-	-	-	-	42	-	-	-	-	-	-	38	-	-	-	-	-	-	-	-	-	-	38	-	-
Stairs (Ext. Fire Escapes)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Valves	-	-	1,122	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,122	-	-	-	-	-	-	-
Walls (external)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,452	-	-	-	-	-
Walls (internal)	1,313	-	2,619	-	-	3,396	-	943	2,007	-	1,732	-	377	1,947	-	10,282	611	-	2,400	-	3,947	-	-	453	-	
Water Storage Tanks	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,341	-	-	-	-
Windows	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8,765	-	-	-	-
Annual Total	5,411	238	40,548	0	158	16,195	0	12,275	2,598	1,478	13,009	604	2,636	2,118	432	38,710	672	3,343	13,942	942	61,619	704	4,603	12,848	2,289	
Cumulative Total	5,411	5,649	46,197	46,197	46,355	62,550	62,550	74,825	77,423	78,901	91,910	92,513	95,149	97,268	97,700	136,410	137,082	140,425	154,367	155,308	216,927	217,631	222,234	235,082	237,371	