

Summary Sheet

Council Report: Cabinet Meeting

Title: Copeland Lodge Building Proposal

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

Yes

Strategic Director Approving Submission of the Report

Graeme Betts Interim Strategic Director of Adult Care and Housing

Report Author(s)

Janine Moorcroft – Change Leader

Ward(s) Affected

Rother Vale Ward.

1. Summary

Copeland Lodge is a former residential home for older people. Until recently it has been used as Day Centre for Older People. The result of reviews involved users and their families is that the centre is no longer required as alternatives have been provided. The existing building is in extremely poor disrepair is now surplus to requirements. This report sets out the background and the review process with recommendations for full de-commissioning of the building.

2. Recommendations

That Commissioners and Cabinet Members:

- 2.1** Approve the recommendations set out within the report to enable the Copeland Lodge building to be de-commissioned due to the building now being surplus to the requirements of Adult Social Care.

List of Appendices Included

None

Background Papers

The overarching EA for the Adult Social Care Development Programme

Consideration by any other Council Committee, Scrutiny or Advisory Panel

None

Council Approval Required

Yes

Exempt from the Press and Public

Open.

Title: Copeland Lodge Building Proposal

1. Recommendations

That Commissioners and Cabinet Members:

- 1.1 Approve the recommendations set out within the report to enable the Copeland Lodge Building to be de-commissioned due to the building now being surplus to the requirements of Adult Social Care.

2. Background

- 2.1 Copeland Lodge was historically used as a residential home in the South of the Borough (Thurcroft) for around thirty years prior to a change of use to Older People's Day Care. The building is in a poor state of disrepair over the years the building has suffered from a lack of investment. In addition, there are many ongoing issues with the lighting, flat roof, accessibility i.e. lift, windows and heating. Over the past few years the service has operated within an environment that was increasingly unfit for purpose.
- 2.2 As part of the Adult Social Care Development Programme, Older People's Day Care has been reviewed under the work stream of "Alternatives to Traditional Care". Copeland Lodge has been a priority due to the poor building and environment that customers have had over the years.
- 2.3 Prior to the review of Day Care, Copeland Lodge had some 120 customers. However it was clear that existing and new customers wanted access to services that were more local to where they live and in a different environment.
- 2.4 As part of the work that has been undertaken through the Adult Social Care Development Programme officers have reviewed all existing customer's needs through an assessment process. A dedicated team has been based at Copeland Lodge and they have worked hard with customers and their families to ensure that their needs are being met in an alternative way to the existing traditional day care.
- 2.5 The reviews have been extremely positive and have demonstrated that customers have requested in some cases that they would prefer a sitting service at home or a smaller environment that is nearer their home. All needs have been reviewed on an individual basis and alongside this Community Link Workers have been working with external providers, partners and community groups in the surrounding area to shape what can be offered to customers to enable a positive experience.
- 2.6 The market shaping has been a success and new providers that are able to meet customer needs in a positive way have been identified and customers have been happy to move to these new services. As an example to what has been sought as an alternative there is a new Community Hub in the Town Centre that meets the needs of Older People and Older People with Dementia within a new building and has lots of engaging activities for customers to be

part of if they wish. There are also good links with the nearby public house and a range of different support options for individuals and their carers.

3. The Copeland Lodge building

- 3.1 The review process for customers is now complete and all customers who had been accessing Copeland Lodge have now had a suitable alternative found which is meeting their needs in a positive way.
- 3.2 Copeland Lodge sits on a large piece of land in Thurcroft with additional land at the rear which has been explored for development of new Extra Care Housing. The de-commissioning of the building offers potential for development for the Thurcroft Community and a capital receipt for the Council.
- 3.3 It is recommended that the building is fully de-commissioned through our protocols and with Asset Management.
- 3.4 It is also recommended that existing equipment and belongings of Copeland Lodge are reviewed from the inventory and any items that can be re-used within existing services should be the first option.

4. Key Issues

- 4.1 The Copeland Lodge Building holds a large amount of historic documents which will need to be reviewed for potential archiving.
- 4.2 In addition the Copeland site has houses the Rothercare Community Alarm disaster recovery. This has been reviewed and will be successfully relocated at a suitable alternative site.

5. Consultation

- 5.1 As part of the review process, staff have been fully engaged and some have taken voluntary severance which has reduced staffing levels in line with customers. Other staff have now taken up new opportunities in other posts within the authority and there has also been some interest around becoming personal assistants.
- 5.2 Families have been fully supported and engaged and officers have ensured that their loved one have been offered a better service which is better meeting their needs and results in a positive outcome.

6. Timetable and Accountability for Implementing this Decision

Task	Action	Responsible officer
Begin full decommissioning process of Copeland Lodge in line with the Protocol	Action required via EDS Property Management Team within existing protocols	JM Asset Management / Relevant Building Manager

7. Financial and Procurement Implications

- 7.1 The financial saving against the Copeland Lodge revenue budget is £251,000 which has been fully achieved due to the provision of alternative services for clients in order to achieve better outcomes and therefore the existing building being no longer required.

8. Legal Implications

- 8.1 None

9. Human Resources Implications

- 9.1 The staff that have been affected as part of this process have been fully engaged and have secured other employment or taken up severance opportunities

10. Implications for Children and Young People and Vulnerable Adults

- 10.1 None

11. Equalities and Human Rights Implications

- 11.1 The proposals will make a positive contribution to promoting equality of access to services for older people and their carers. An initial EA has been carried out for the current development programme within Adult Care and Housing

12. Implications for Partners and Other Directorates

- 12.1 There will be a requirement for Asset Managements to support the process to enable safe management of the building through the de-commissioning protocol.
- 12.2 There is a need for engagement from I.T to ensure that the necessary equipment is removed. The back of the existing building houses the Rothercare Community Alarm Disaster Recovery. Processes are underway to relocate this and this has been included on the Adults Risk Register.

13. Risks and Mitigation

- 13.1 Without effective de-commissioning of the building and site there is a risk financially to the authority in respect to the continuation of services such as gas and electric. There is also a risk of vandalism if the process is not undertaken in the appropriate way.
- 13.2 The removal and relocation of the Rothercare disaster recovery site has been included on the operational risk register, however the process for relocation is underway with I.T.

14. Accountable Officer(s)

Janine Moorcroft – Change Leader. Sue Wright – Manager.
Paul Smith – Asset Management