

From: Andrew Ireland, Corporate Director, Social Care, Health and Wellbeing

To: Graham Gibbens, Cabinet Member for Adult Social Care and Public Health

Decision No: 14/00008

Subject: **GRAVESEND SOCIAL EDUCATION CENTRE (SEC)**

Classification: Unrestricted

Electoral Division: Northfleet & Gravesham W, Gravesham E, Gravesham Rural

Summary: This report provides an update on the Gravesend SEC and makes a recommendation on the building and further development of community opportunities.

Recommendation: The Cabinet Member for Adult Social Care and Public Health is asked to agree to the refurbishment of the Gravesend SEC and further development of community opportunities.

1. Background

1.1 A feasibility study report was completed in June 2013 to consider how best to provide the service for people with Learning Disabilities in the Gravesham area. The review was part of the Good Day Programme, which is to ensure that services are delivered in a more flexible and community based way.

1.2 It was agreed that Gravesham SEC (GSEC) would be improved and modernised due to its location and well established links with the community. There was an opportunity to link this project with New Ways of Working (NWoW), as the lease is due to expire on Joynes House and new office accommodation for the Community Learning Disability Team is required. This will enable an improved and more community-based service to be provided for GSEC service users, and release space in Joynes House which will realise leasehold savings in the longer term.

1.3 The modernisation of GSEC will include (Appendix 1 floor plan):

- Improved toilet and changing facilities
- Updated sensory room
- Modernised and more open reception area
- An enlarged and refurbished training kitchen
- Improved rest areas and staff kitchen

1.4 Some activities will be delivered within GSEC and others will be located in a community hub within the Gravesham area.

2. Policy Context

- Adult Services Transformation
- Social Care, Health and Wellbeing Business Plan

3. Progress to Date

3.1 GDM was appointed as architects to refine the GSEC design and take it to planning. Tender documents for the construction were sent out 12 March 2014. A number of tenders were received and a successful contractor has been identified. The contract will be signed once a decision has been taken.

3.2 Cabinet Member, Graham Gibbens and officers have held briefings with opposition groups spokespeople Gravesham Members in January 2014. The briefing sessions were successful with full support from Members. Following Member briefings a formal consultation with GSEC service users, carers and staff took place 20 January – 28 February 2014.

3.3 The consultation was conducted through letters, presentations and an information afternoon. Every service user and parent/carer was given the opportunity to understand the plans, raise and discuss concerns. The response has been very positive, some of the comments include:

- 'It is nice to have some money spent on the building.'
- 'It will be good to have Care Management staff present – easy to get hold of.'
- 'Happy that the building will remain.'

3.4 A £800k capital spend has been agreed. This has included an acknowledgement that the key features for service users must be maintained.

3.5 It is anticipated that construction will commence late June 2014 and complete at the end of January 2015.

3.6 The construction will allow for phased remodelling and refurbishment of the main service provision first. Therefore service users can continue to access the service throughout the construction period. It is expected that the Community Learning Disability Team will move into GSEC in January 2015.

3.7 An update was presented to the Social Care, Health and Wellbeing DMT on 19 March 2014, DMT endorse the recommendation set out within this paper. Because of the linkage between this decision and NWoW it was not possible to bring the decision to the previous 2 May Cabinet Committee.

4. Financial Implications

4.1 The total budget available for the construction, refurbishment and all furniture and equipment is £800k. Social Care, Health and Wellbeing (Good Day Programme) contribution will be £500k and NWoW £300k.

4.2 The two sums will be put together to enable the joint management of the project on site, to ensure one efficient project is carried out rather than two separate ones with separate setting up and design costs.

5. Legal Implications

5.1 There are no legal implications from this decision..

6. Equality Impact Assessments

6.1 An initial Equality Impact Assessment has been completed. No negative impacts have been identified as this is a full inclusive service.

7. Sustainability Implications

7.1 There are no significant sustainability implications.

8. Cabinet Committee input

8.1 The 12 June 2014 Adult Social Care & Health Cabinet Committee considered the recommendation report and proposed decision. In response to questions raised and comments made the Committee received the following further information from officers:

(1) The tender had been project managed by NWoW and four suitable contractors had tendered. Harpers had been identified as the winner and the contract was with Legal.

(2) The GDP contribution came from ring fenced money being reinvested from changes to in house services which had been agreed several years ago. The NWoW contribution would be money invested in GSEC rather than rent and rates for Joynes House.

(3) Concerns about parking and mature trees had been addressed with a proposed reconfiguration of the car park. One option included off-site parking in local car parks close to the site while a second option with changes to the car park configuration addressed concerns that had been raised about the mature trees.

(4) The large office space (on the plan attached to the report) included 26 desks which would be shared between 49 staff moving to GSEC from Joynes House including care managers of service users who would benefit from them being onsite.

8.2 Additionally the Cabinet Member gave the assurance that no changes to services would be made until replacements were up and running.

8.3 Following this, members of the Adult Social Care and Health Cabinet Committee endorsed the proposed decision.

9. Recommendations

9.1 The Cabinet Member for Adult Social Care and Public Health is asked to agree to the refurbishment of the Gravesend SEC and further development of community opportunities.

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Background Documents:

Appendix 1 – Plan of Gravesend SEC