

NORTH LANARKSHIRE COUNCIL

REPORT

TO: Social Work Committee	Subject: Buchanan House Respite Service - Funding and Maintenance Rate
FROM: Jim Dickie Director of Social Work	
DATE OF COMMITTEE: 19 August 1997	
REF: JD/JP/AAH	

1. INTRODUCTION

1.1 The Project

Buchanan House is a residential respite project providing respite care for people with Learning Disabilities.

The project is located in Buchanan Street, Coatbridge in a new purpose built property. The property is owned by North Lanarkshire Council and will be leased to a voluntary organisation, namely PHEW (Scotland) Ltd., who will manage the project.

2. HISTORY

This property was commissioned and built by Strathclyde Regional Council in 1993 at the same time as the new Buchanan Street Resource Centre. The Resource Centre was a replacement for the former Rosehall Centre but the respite facility was new. Funds were not available at that time to open the respite project.

3. CURRENT SITUATION

As part of the respite strategy adopted by North Lanarkshire Council within the Community Care Plan, funds were set aside to open this project.

PHEW were selected as the provider for the project by means of a negotiating process as approved under Contract Standing Orders and carers and user representatives were involved in this process.

Some additional adaptations were required to meet registration and fire regulations and this work is almost complete.

The Planning and Development Department are in the process of finalising a lease agreement with PHEW and the Department now wishes to conclude a contract with the provider.

4. PROPOSALS

The project will provide residential respite care for five people, children and adults, with learning disabilities for low to high dependency.

The project will mainly provide services to people with learning disabilities from North Lanarkshire but it will not be restricted to this catchment area if appropriate users are identified from elsewhere and if capacity exists within the project.

The funding required by the project is as follows :-

◆ Furniture and Equipment

Some equipment was already provided within the original building. The remainder has been purchased by PHEW and it is proposed that these costs be met by the Department. These costs should not exceed £17,000

◆ Start Up Costs

The Organisation will require to recruit and train staff in advance of clients being admitted to the project. The project will therefore incur costs during this period but will not be in a position to generate any income until it can admit clients. The start up period will be kept to minimum but it is important for the success of the project that staff go through a proper induction process. It is proposed that North Lanarkshire Council reimburse the project for costs incurred during the start up period.

◆ Recurring Revenue

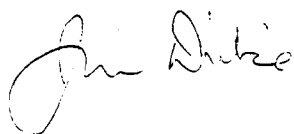
The Organisation has submitted a budget showing an annual recurring revenue requirement of £224,000. The Department has examined the budget and is satisfied that it is a fair representation of the costs which will be incurred in running the service as specified and meeting registerable standards. It is proposed that the authority set a weekly supplementation rate which will allow the organisation to recover its costs by charging for the service based on usage.

It is recommended that a weekly rate of £916.53 be set for the project which assumes a 94% occupancy and which if achieved will allow the Organisation to recover its costs.

5. RECOMMENDATIONS

Committee is asked to approve :

- a) The Director of Social Work conclude a contract with PHEW (Scotland) Ltd in a format approved by the Director of Administration
- b) payment of grant of actual costs of furniture and equipment up to a maximum of £17,000
- c) payment of start up costs incurred during the start up period
- d) a maintenance rate of £916.53 per week for the project, effective from the date of the project starts to admit clients



Jim Dickie
Director of Social Work
15 August 1997

For further information on this report please contact, Principal Officer () (TEL: 01698 332)