

NORTH LANARKSHIRE COUNCIL
REPORT

TO: Social Work Committee	Subject: SOCIAL WORK CAPITAL PROGRAMME 2000/2001
FROM: Jim Dickie Director of Social Work	
DATE OF COMMITTEE: 6 June 2000	
REPORT AUTHOR: Ronnie Paul	
REF: RP/MMcC	

1 PURPOSE OF REPORT

To advise committee of the capital programme for the Social Work Department for the year 2000/2001.

2 BACKGROUND

- 2.1 The Social Work Department is responsible for providing a diverse range of services including assessment and care management, residential care, home care, day care, specialist projects, disability resource centres, sheltered workshops and various miscellaneous community based services.

In providing these services it operates from 60 properties across North Lanarkshire some of which have been purpose designed and built for the specific purpose for which they are being used but a large number of which have been adapted for their current use with differing levels of success.

Area Offices	6
Area Sub Offices	3
Residential Accom Elderly	10
Residential Accom LD	2
Residential Children Homes	5
Day Centres	8
Day Centres	5
CCCP	6
Of	7
IHC & O0	1
Miscellaneous	7
Total	60

- 2.2 The properties occupied have in the main been inherited at local government re-organisation from the Authority and no new build has been undertaken in the life of North Lanarkshire. Some adaptation to existing properties has been carried out since re-organisation with the conversion of Stewarton House, Wishaw, Sir John Mann Home, Bellshill and Merrystone Home, Coatbridge, from residential use to day care and office accommodation.
- 2.3 In addition, Pine Court Children's Home has been created by adapting two ex Development Corporation houses and Leslie Street Children's Home in Motherwell has resulted from converting an old Motherwell District Council Workshop.
- 2.4 It is however the case that developments have taken place over the years in an opportunistic fashion either when property became available or when capital was periodically identified for a specific purpose. The portfolio of properties from which the department provides its services has not arisen from any strategic planning process and it is considered opportune to review the current use of properties from the perspective of both the future needs of the Social Work Department and the future needs of the Council as a whole.
- 2.5 To this end an officer member working group is reviewing the utilisation of properties by all departments across North Lanarkshire with a view to developing a long term strategy.

3. PROPOSED CAPITAL PROGRAMME 2000/2001

- 3.1 Until such time as the Council has agreed upon its long term property strategy it has been decided that Departments should construct a capital programme for one year only. The new resources allocated to the Department are to be used for projects which are capable of being carried out within the year and which do not impinge upon resources for future years for which no capital allocation has yet been agreed.
- 3.2 The Council has been advised of its capital consent levels for 2000/2001 and has approved capital resources for new works by the Social Work Department amounting to £577,000.
- 3.3 The proposed programme for 2000/2001 is :

3.4 PHASE 2 WINDOW REPLACEMENT PROGRAMME RESIDENTIAL HOMES **£213,000**

As seen from appendix 1 the department operates 10 residential homes for the Elderly. A window replacement programme was commenced last year with phase 2 of the programme to take place in the current year.

3.5 UPGRADING TOILETS IN RESIDENTIAL HOMES FOR THE ELDERLY **£ 57,000**

A number of the residential homes require showers to be fitted and that toilets be upgraded and adapted for disabled use.

3.6 **REPLACEMENT OF HEATING SYSTEM** **£ 100,000**

The heating system within the Hallcraig Day Centre is beyond its economic life and is now unreliable, It is proposed to renew the system. A number of other facilities have ageing systems which have been recommended for replacement. Consideration will be given to these once firm prices have been obtained for Hallcraig.

3.7 **SECURITY AND HEALTH AND SAFETY** **£ 63,000**

A number of the Residential Homes require that security fencing and lighting be provided. In addition some work is required in Monklands HFE to meet registration requirements.

3.8 **MINOR WORKS AND MISCELLANEOUS EXPENDITURE** **£ 144,000**

The department will require to fund numerous minor works during the year to maintain its 60 properties at an operational level.

Total Value of New Works **£ 577,000**

4 **ISSUES FOR CONSIDERATION**

The above programme is in the main targeted at essential refurbishment of existing properties to keep them in tolerable condition.

The Department however requires to consider a programme of works which will provide it with accommodation from which to provide the services of the future meeting new registration requirements and the quality standards required in the twenty first century.

The issues which require to be addressed in future plans are :

4.1 **AREA OFFICES/SUB OFFICES**

Area Office	Street Name	Town	Property Description	Ownership
Bellshill	Main Street	Bellshill	Shop Unit & office suite	Leased
Scott House	Merry Street	Motherwell	Convered Hotel	Leased
Kings Centre	King Street	Wishaw	Refurbished factory	Leased
Carron House	Annan Way	Cumbernauld	Small office suite	Leased
Coatbridge	Bank Street	Coatbridge	Modern office building	Leased
Coats House	Gartlea Road	Airdrie	Modern Office building	Leased

<i>Sub Offices</i>	<i>Street Name</i>	<i>Town</i>	<i>Property Description</i>	<i>Ownership</i>
Shotts	Station Road	Shotts	Traditional Sandstone House	Owned
Chryston	Lindsaybegg Rd	Chryston	Timber huted classroom	Owned
Kilsyth	Kilsyth	Kilsyth	Detached two storey villa	Owned

- 4.2 The accommodation in Scott House which houses Headquarters and Motherwell Team staff is of poor quality with numerous problems with the building and poor space standards. Plans exist to move some HQ staff to another location to alleviate crowding problems but space will still be at a premium.
- 4.3 The location of the Disability Resource Centre's within area offices will be considered as part of an officer member review into provision of equipment and adaptations and this may require new types of facilities to be developed in the future.
- 4.4 Carron House in Cumbernauld is without doubt the poorest accommodation of any of our area offices. The lease on the offices expires in May 2000 and urgent action is needed to identify suitable accommodation for the future. As an interim solution some additional space has been leased in Carron House on a five year lease.
- 4.5 The area offices in Coatbridge and Bellshill have had some adaptation work carried out and whilst not of a high standard are at least to a tolerable level.
- 4.6 Coats House in Airdrie was opened in 1996 and is finished to a relatively high standard, although it is not configured to make optimum use of space. Nevertheless this office has the most generous space standards of any of our area offices. Consideration is being given as to whether this premises provides an opportunity to be used as a "first stop shop"
- 4.7 King Centre in Wishaw has resulted from the conversion of the old Kings Sweet factory and whilst it is not new build the conversion has been done to a high standard and provides good accommodation.
- 4.8 The Sub-Office in Shotts is adequate but the Chryston and Kilsyth offices are inadequate for the purpose. The Kilsyth office has limited opening but alternative accommodation is urgently needed at Chryston.
- 4.9 **RESIDENTIAL ACCOMMODATION FOR THE ELDERLY**
The department runs ten residential homes for the elderly.

<i>Property</i>	<i>Street Name</i>	<i>Town</i>	<i>Property Description</i>	<i>Ownership</i>
Ochilview House	Hume Road	Cumbernauld	Modern purpose built home	Owned
Lochview House	Tay Street	Coatbridge	Purpose built	Owned
Leslie Home	Merry Street	Motherwell	Purpose built	Owned
Muirpark Home	Laburnum Rd	Uddingston	Purpose built	Owned
Meadowside	Forrest Street	Airdrie	Purpose built	Owned

Chilterns Home	Lindsaybeg Rd	Chryston	Detached Purpose built	Owned
Monklands	Stanrigg Place	Plains	Purpose built	Owned
Herbison House	Manse Road	Shotts	Purpose built	Owned
Belhaven Home	Roberts Street	Wishaw	Home for elderly	Owned
Burngreen Lodge	Burngreen	Kilsyth	Single storey	Owned

4.10 The future strategy regarding the provision of residential care for the elderly is being considered at present by an officer member working group, "Homes for the Future". The group is considering the scale and shape of local authority provision in the future as well as independent sector provision and alternatives to residential care such as very sheltered accommodation and support at home.

4.11 Albeit that at present we do not know the final scale of residential accommodation which will be run by the department in the future, it is likely that substantial capital will be required to upgrade some of the existing homes to meet new legislation standards and also to provide single room en suite facilities which most people now expect.

4.12 RESIDENTIAL ACCOMMODATION LEARNING DISABILITY

<i>Property</i>	<i>Street Name</i>	<i>Town</i>	<i>Property Description</i>	<i>Ownership</i>
Branchal Hostel	Kilmeny Cres	Wishaw	Mentally handicapped hostel	Owned
Craig Street Hostel	Craig Street	Airdrie	Purpose built	Owned

4.13 Neither of the properties are particularly attractive and Craig Street is particularly restricted due to its layout in providing accommodation for people with physical disabilities.

4.14 The whole area of providing services and support to people with a learning disability are in a state of change and it is unlikely that the department would wish either to upgrade or renew the existing provision. It will however wish to pursue with housing colleagues opportunities for barrier free housing.

4.15 RESIDENTIAL CHILDREN'S HOMES

4.16 The department runs five residential children's homes.

<i>Property</i>	<i>Street Name</i>	<i>Town</i>	<i>Property Description</i>	<i>Ownership</i>
Cecil Street	Cecil Street	Coatbridge	Purpose built home	Owned
Mitchell Street	Mitchell Street	Airdrie	Purpose built home	Owned
Pine Court	Pine Court	Cumbernauld	2 Contiguous 3 storey houses	Owned
Leslie Street	Leslie Street	Motherwell	Workshop	Owned
Torrance Avenue	Torrance Ave	Airdrie	Family group home	Owned

4.17 All of the homes are now, small scale with the closure of Bellshill Children's Home having been completed last year.

4.18 Pine Court in Cumbernauld, whilst only operational for three years is unlikely to have a long term future. Its close proximity to other houses, being part of a terrace with poor sound insulation and chequered career to date, cause difficulty in delivering an adequate standard of care. The department is seeking a solution to the problem which will require an alternative location.

4.19 DAY CENTRES LEARNING/PHYSICAL DISABILITY

4.20 The department operates day centres for people with a learning disability or physical disability from eight centres.

<i>Property</i>	<i>Street Name</i>	<i>Town</i>	<i>Property Description</i>	<i>Ownership</i>
Edward Lawson Centre	Coltness Road	Wishaw	Occupational Centre, 86 pl	Owned
Hunter Street Work Centre	Hunter Street	Bellshill	Former Industrial units	Owned
Cumbernauld SEC	South Wardpark Place	Cumbernauld	Modern office accommodation	Leased
Alexander Resource Centre	Blair Road	Coatbridge	Part of hospital	Leased
Buchanan St Resource Centre	Buchanan Street	Coatbridge	Purpose built	Owned
Windmillhill Day Centre	Main Street	Bellshill	Purpose built two storey	Owned
Hallcraig Centre	Hallcraig Street	Airdrie	Purpose built	Owned
Orbiston ATC	Register Avenue	Bellshill	Former primary school	owned

4.21 The centres are a mix of old purpose built centres, converted factory premises, converted residential homes and in one case an old hospital building. The quality of the buildings is poor and if the department is to continue to Provide centre based services in the future substantial investment will be needed to upgrade and renew the existing provision.

4.22 However a review of this service is scheduled for next year and it is likely that the way forward will require new models of provision to be developed with small scale local centres. These would provide specialist centre based services for high dependency clients and provide a base from which other more able clients are assisted to access community activities and also provide a focal point and facility for carers.

4.23 DAY CENTRES FOR ELDERLY

<i>Property</i>	<i>Street Name</i>	<i>Town</i>	<i>Property Description</i>	<i>Ownership</i>
Wintercare	Thrashbush Road	Airdrie	Community day centre	Leased
Sir John Mann Home	Farmgate Sq.	Bellshill	Home - 36 places	Owned
Harry Walker Day Care	Waddell Street	Airdrie	Temporary offices	Owned

Antonine Day Centre	Darroch Way	Cumbernauld	Modern construction	Owned
Stewarton House	Stewarton Street	Wishaw	Purpose built	Owned

4.24 Day centres for the elderly will also be subject to review in the coming year. In future they will require to be registered if they offer a programme of planned care. Some of the centres will not meet registration standard and the Department will require to upgrade the facilities.

4.25 **CHILD CARE COMMUNITY PROJECTS**

4.26 The department funds and provides a range of community based child care services which seek to support children at home and reduce the use of residential options.

<i>Property</i>	<i>Street Name</i>	<i>Town</i>	<i>Property Description</i>	<i>Ownership</i>
Bonnyhill Truancy Project	2 Bowling Street	Coatbridge ML6 1PP	IT Unit	Owned
Seven Day Centre	1 New Ashtree Street	Wishaw ML2 7SN	Industrial Premises	Leased
Day Assessment Unit	237 Cambusnethan Street	Wishaw ML2 8PW	Two Storey Former Home	Leased
School Support Project	Castlehill Road	Wishaw ML2 0LS	Part of School Complex	Owned
Intermediate Treatment Centre	135 New Edinburgh Road	Uddingston G71 6ND	Former Training Centre	Owned
It Centre	45 Waverley Drive	Airdrie ML6 6HB	Four Houses Nos. 45 to 51	Owned

4.27 The department at present has no proposals regarding development and rationalisation of these projects which in the main provide quite different services.

4.28 **OFFENDERS SERVICES**

<i>Property</i>	<i>Street Name</i>	<i>Town</i>	<i>Property Description</i>	<i>Ownership</i>
Cairnhill Trading Estate Units	Cairnhill Road	Airdrie	Community Service Offenders School	Leased
Court Office	21 Chapel Street	Airdrie ML6 6LG	Open Concrete Stair Access	Leased
CSO	Blair Road	Coatbridge ML6 1NG	Part of Resource Centre	Leased
Community Service Team	72 Brandon Parade East	Motherwell	Offices	Leased
Community Work Unit	171 Main Street	Main Street Plains ML6 7JQ	Info and Advice Centre	Leased
CSO	Etna Industrial Estate	Wishaw	Factory Unit	Leased
Social Work Office	28 Muir Street	Motherwell ML1 1BN	First Floor Office Suite	Leased

4.29 The department provides a range of Criminal Justice services to both the courts and by providing community based alternatives to custody. The cost of providing these services including the property costs is funded 100% by the Scottish Office. The lease at the Etna Industrial Estate has come to an end and has not been renewed. Garaging space and storage space for tools and equipment has been arranged at Phillip Murray Road thus optimising the use of Council facilities.

4.30 **INTENSIVE HOMECARE AND OUT OF HOURS CENTRE**

<i>Property</i>	<i>Street Name</i>	<i>Town</i>	<i>Property Description</i>	<i>Ownership</i>
Merrystone House	10 Blairhill Street	Coatbridge ML5 1PG	Detached Sandstone - 2 sty	Owned

4.31 Merrystone was a former residential home for the elderly which now provides a base from which a range of North Lanarkshire wide domiciliary care services are managed. Services include Intensive Home Care, Alert, Out of Hours Home Care and Supported Living Services for people with a learning disability.

The centre has only recently become operational and it is anticipated that the services operating from Merrystone will grow substantially in coming years due to development of community care.

4.32 **MISCELLANEOUS PROJECTS**

<i>Property</i>	<i>Street Name</i>	<i>Town</i>	<i>Property Description</i>	<i>Ownership</i>
Kirkwood Kombination	15 Renfrew Street	Coatbridge ML5 5PL	Including Number 17	Owned and Leased
Whinhill Resource Project 85-91	85 Park Street	Airdrie ML6 0JP	Block of Four Flats	Owned
Recycle Project	Glenraig Street	Airdrie ML6 9AR	Single Storey Construction	Leased
Tannochside Info and Advice Centre	14 Thorniewood Road	Tannochside G71 5QQ	Double Shop Unit	Owned and Leased
Shield Centre	27 Hill Street	Wishaw ML2 7AT	Day Centre and Hostel Alcohol	Owned
Plains Advice Centre	167 Main Street	Plains ML6 7JQ	House for Community Project	Owned
Addiction Project	81 Hallcraig Street	Airdrie ML6 6AW	Upper Floor Offices	Owned

4.33 A range of services are provided for the above properties none of which are major in scale. The department considers that there may be some scope for relocation or rationalisation of the services.

4.34 SUMMARY OF ISSUES

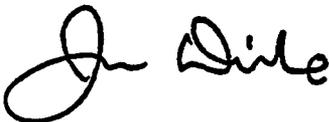
- (a) Cumbernauld Area Office lease expires May 2000.
- (b) Sub Office Chryston is not suitable for purpose and alternative required.
- (c) Working group at present considering equipment and adaptations are likely to propose new locations required for Disability Resource Centres.
- (d) Working group at present into homes for the future will require some investment in existing Residential Homes.
- (e) Alternative property required for Pine Court Childrens Home.
- (f) Programme required to create local small scale centres replacing existing Learning Disability Day Centre provision.
- (g) Programme required to upgrade/replace existing day centres for elderly.
- (h) Maintenance issues need to be addressed.

5 CONCLUSIONS

- 5.1 The Department will require to develop a property strategy ensuring that its operational requirements are met in the years to come.
- 5.2 Funding for the strategy is unlikely to be available in full from the Capital Programme where resources are limited and demand across all departments in the Council is high.
- 5.3 The department will require to explore the full range of funding options available and produce a strategy for funding its long term capital requirements.

6 RECOMMENDATIONS

- 6.1 Committee is asked to note the contents of the report.



Jim Dickie
Director of Social Work
15 May 2000

For further information on this report please contact R Paul, Head of Social Work Resources (TEL: 01698 332023)