

To: SOCIAL WORK COMMITTEE		Subject: SOCIAL WORK DEPARTMENT CAPITAL PROGRAMME 2004/05 MONITORING REPORT 1 ST APRIL 2004 TO 23 RD JULY 2004
From: DIRECTOR OF SOCIAL WORK		
Date: 26 AUGUST 2004	Ref: JH/JN	

1. PURPOSE OF REPORT / INTRODUCTION

- 1.1 The purpose of this report is to provide a summary of the financial performance of the Social Work Department capital programme to period four of financial year 2004/2005. The report includes information on actual expenditure up to and including 23 July 2004 and provides details of budget realignments which will be required.

2. ACTUAL EXPENDITURE AND PROJECTED OUT-TURN

- 2.1. The actual spend to 23 July 2004 was £258,887 as summarised in **Appendix 1**.
- 2.2. The original Social Work programme was constructed on the basis of broad themes and now that additional detail of specific projects is available, the programme is being amended to suit so that Members can identify the individual items included in the programme. The realignments reflect the current Social Work agenda and are shown in **Appendix 1**.
- 2.3. Corporate budget realignments have also been demonstrated within Appendix 1, namely £500,000 taken from Refurbishment of Residential Children's Units. The programme to refurbish children's units will suffer some delays in the current year due to difficulties in obtaining necessary permissions. The £500,000 shown under Proposed Corporate Realignments at **Appendix 1** reflects this situation and this slippage should be considered as part of the mid year review.

3. ADDITIONAL FUNDING REQUIREMENTS

(a) Fire Safety

- 3.1. Following the fire at Rosepark Care Home the Fire Authorities have been inspecting all registered residential care establishments in Scotland on behalf of the Scottish Executive and Care Commission, and as part of this process all of our residential premises have now been inspected and reports provided.
- 3.2. An agreement has been made with the Care Commission that North Lanarkshire Council Social Work will provide a co-ordinated response to any issues raised within the Fire Authority Checklists for the premises within its control.

- 3.3. A programme of works which will be required to be carried out throughout North Lanarkshire Council Social Work properties is attached at **Appendix 2**. We have begun work with our colleagues in Housing and Property Services to discuss how this is best planned. It is estimated that these works will cost in the region of £350,000.
- 3.4. At the time the Capital Programme was set, the tragic events within Rosepark Care Home had not occurred. Given the publicity that this event received and the recommendations which have subsequently been received, Committee is asked to consider supporting the additional sum of money which will be required to bring our properties into line with these recommendations.

(b) Bron Way Accommodation

- 3.5. In line with the Corporate Office Accommodation Strategy, the Social Work Department requires to move from its offices in Carron House in Cumbernauld into Bron Way. The move is planned to take place in 31 March 2005 to coincide with the end of the current lease in Carron House. The current Social Work Capital Programme makes allowances for expenditure of £250,000 on Bron Way. This was based on the assumption that minimal expenditure on carpets, decoration and IT would be required to facilitate the move.
- 3.6. Recent work carried out by Design Services has identified that the three storey office block at Bron Way was constructed in the early 1970s and currently accommodates 100 members of staff. As a consequence of the proposal to increase the number of staff by approximately 50% from Social Work, it will be necessary to re-model all of the existing floors with an open plan solution. It will also be necessary to re-model the entrance foyer to take into account the security requirements of the Social Work Department.
- 3.7. The building is now over 30 years old and the electrical capacity has now reached its limit and would be unable to meet any increased loading associated with the proposed increase in numbers of staff. Taking this into account and the age of the existing electrical systems, it will be necessary to fully rewire the building in conjunction with the alteration works. The replacement of the boilers has previously been identified and included within the Corporate Capital Programme for 2005/06. The Department is also aware that there are asbestos related matters that will require to be resolved when undertaking the refurbishment works.
- 3.8. Taking all of the above factors into account and using data collected from previous office refurbishment contracts and information obtained from the Building Cost Information Services (BCIS), the estimated cost of the works is likely to be in the order of £450/£500 per square metre, resulting in an indicative construction cost of between £800,000/£900,000 excluding costs associated with I.T. installation, removals and professional fees.
- 3.9. Additional resources of £900,000 are therefore required to allow the Department to move into Bron Way and if these are not provided, alternative accommodation will require to be identified for the Social Work Staff in Cumbernauld. The current cost of the Carron House lease is £158,900 per annum excluding rates and water and this would be subject to review if the lease were to be extended.

4. FINANCIAL CONCURRENCE

- 4.1. The Director of Finance concurs with the financial information contained in this report and has been fully involved in its preparation.

5. RECOMMENDATION

- 5.1. Committee is asked to approve the budget realignments as discussed with the Director of Finance at Appendix 1;
- 5.2. Committee is asked to note the current expenditure at Appendix 1 as at 23 July 2004;
- 5.3. Committee is requested to agree the additional funding in respect of Fire Safety as a priority for the Department and for it to be included for submission to the mid year review;
- 5.4. Committee is requested to agree the additional funding in respect of the accommodation move of Social Work from Carron House to Bron Way in Cumbernauld and for it to be included for submission to the mid year review.



P.P. **Jim Dickie**
Director of Social Work
18 August 2004

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

	Projects	Slippage C/F 2003 04	Allocation for 2004 / 05	Proposed Corporate Realignments to 2005/06	Departmental Budget Realignments	Current Budget 2004 / 05	Current Expenditure	Outturn	Actual Variance	Comments
SX012	Minor Works	-49,000	200,000		373,000	524,000	128,183	524,000	0	Legally Committed
SX017	Residential Homes for Elderly	10,000			-10,000	0	1,684		0	Realign
SX029	Joint Futures -3rd Fern Street Building	139,000			7,000	146,000	85,142	146,000	0	Legally Committed
SX018	Hunter Street Day Centre	62,000	300,000		0	362,000	6,640	362,000	0	At design stage - completion April 2005
SX028	Newpark	13,000	34,000		-34,000	13,000	30,078	13,000	0	Legally Committed
SEE UNDER	Adaptations to Community Facilities	-60,000	200,000		16,000	156,000		200,000	-44,000	Awaiting Information - 4 sites identified (W/M/C/C)
SX034	- Wishaw Library									
SX035	- Tryst Sport Centre, Cumbernauld									
SX036	- Motherwell Library									
SX037	- Summerlee Heritage Centre									
SX030	Adaptations to Community Facilities - Pivot Centre						-5,212	-5,212	5,212	Legally Committed
SX031	Adaptations to Community Facilities - Shotts Community Centre						7,739	7,739	-7,739	Legally Committed
SX019	Refurbish Buchanan House to form Residential Children's Unit	60,000			0	60,000	4,633	60,000	0	Almost complete - landscaping in progress
SX100	Refurbish Scott House		150,000		-50,000	100,000	0	100,000	0	At design stage
SX110	Accommodation move from Carron House to Bron Way		200,000		50,000	250,000	0	250,000	0	Start on site November possible completion March 2005
SX027	Brandon Parade	65,000			-65,000	0			0	Realign
SX115	Hospital Discharge - Secure Barrier Free Housing		248,000		-48,000	200,000	0	200,000	0	Agreed with Health and Housing Providers
SX111	Refurbishment of Coatbrige Area Team	-11,000	150,000		11,000	150,000	0	150,000	0	Start August anticipated completion date January 2005
SX112	Refurbish Cecil Street Unit to Form Day Assessment Unit		1,000,000	-200,000	0	800,000	0	800,000	0	Cecil St moving to Buchanan next month
SX113	Build new Children's Residential Unit on former Kirknowe site		500,000	-300,000	50,000	250,000	0	250,000	0	Kirknowe being decanted to allow work to commence
	Joint Futures / Mid Term Review Reinstatement		200,000		-200,000	0			0	Realign
	Hospital Discharge / Fern Street		200,000		-200,000	0			0	Realign
SX038	Coathill Hospital Day Centre				100,000	100,000		100,000		Legally Committed, completion April 2005
	TOTAL	229,000	3,382,000	-500,000	0	3,111,000	258,887	3,157,527	-46,527	

Fire Officer's Report - Residential Establishments
Refurbishment of Bron Way, Cumbernauld

350,000
900,000

Report to Committee
Report to Committee

FIRE PROTECTION ISSUES - WORKPLAN FOR CONSIDERATION BY DESIGN SERVICES/MAINTENANCE SERVICES

RESIDENTIAL ESTABLISHMENTS - SOCIAL WORK

14/06/2004

Appendix 2

Property	Description of Problem	Resolution of Problem	Requirement for client	Timescale
Leslie House for Older People, Merry Street, Motherwell	inch gap in glazed panel at top of all bedroom doors. This creates a breach in fire safety regulations.	Service Manager Finance provided cost centre for remedial works to be undertaken to make all doors safe	NONE - JOB DONE	COMPLETE
All residential properties in all care groups	No automatic self closing devices are evident on bedroom doors	Provide same in managed programme for all properties	ADVICE AND COSTING	TO BE ADVISED BY H&P
All residential properties in all care groups	None of the bedroom doors in any of our properties meet the required standards FD30S	Provide same in managed programme for all properties	COST AND SUPPLY	TO BE ADVISED BY H&P
All residential properties in all care groups	Inconsistent facilities for being able to access residents bedrooms in an emergency	Key to pass, fit all residents doors with an appropriate lock and supplied with a suited keying system within all premises	ADVICE AND COSTING	TO BE ADVISED BY H&P
All residential properties in all care groups	Problem across the department regarding automatic self closers not being evident in fire hazard rooms	Provide same in managed programme for all properties - door standard FD30S	COST AND SUPPLY	TO BE ADVISED BY H&P
All residential properties in all care groups	Problem across the department in relation to standard of smoke control/compartimentation doors - inappropriate seals/ill fitting doors	Specialist technical advice to be sought from Housing and Property Services on our attainment of the correct standard.	ADVICE	TO BE ADVISED BY H&P
All residential properties in all care groups	Inconsistent fire detection provision across properties due to refurbishments etc.	Seek advice from Housing and Property Services/Design Services re same and progress in managed programme for all properties. Must be applied in compliance with British Standard BS5839 Part 1.	COST AND SUPPLY	TO BE ADVISED BY H&P
Chilterns Home, Chryston	Checks to be made on how progress is going with the provision of the smoking room (as per Minor Works 03/04 listing)		CURRENTLY BEING UNDERTAKEN FROM MINOR WORKS PROGRAMME	ALREADY ON MINOR WORKS PROGRAMME. START OF WORKS IMMINENT
All residential properties in all care groups	Communication problems due to nature, scale and size of units	Provision of two way radios for all properties	MAY REQUIRE CONTACT WITH GRANT REID/PHIL DALBECK IN I.T.	AS SOON AS POSSIBLE