

Finance and Budget

10.00 a.m., Thursday, 29 November 2012

Joint Capacity Plan for Older People - Proposed New Day Service for Older People at Oxgangs

Item number	7.9
Report number	
Wards	Colinton/Fairmilehead

Links

Coalition pledges	Ensuring Edinburgh and its residents are well cared for
Council outcomes	Health and wellbeing are improved in Edinburgh and there is a high quality of care and protection for those who need it. 11 - Preventative and personalised support in place 12 - Edinburgh's carers are supported 13 - People are supported to live at home 14 - Communities have the capacity to help support people
Single Outcome Agreement	Edinburgh's citizens experience improved health and wellbeing, with reduced inequalities in health. Edinburgh's communities are safer and have improved physical and social fabric.

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Executive summary

Joint Capacity Plan for Older People - Proposed New Day Service for Older People at Oxgangs

Summary

To seek Committee approval for the development of a new day service for older people in Oxgangs by leasing a ground floor unit at 18 Firrhill Neuk, Edinburgh.

Recommendations

The Committee is recommended to approve the 20 year lease of the ground floor unit at 18 Firrhill Neuk, Edinburgh from Dunedin Canmore Housing Association in exchange for a single capital grassum payment of £75,000 and a rent of £1 per annum thereafter, on a full repairing and insuring basis.

Measures of success

To provide 100 day care places per week to include a re-ablement approach. The measures of success will be reduced social isolation, improved mental wellbeing, increased mobility and carer respite.

Financial impact

Financial appraisals have been undertaken to consider a range of funding options including purchasing the shell unit, purchasing the fitted out unit, leasing the shell unit or leasing the fitted out unit.

The initial cost of the £75, 000 capital grassum payment and the estimated fitting out costs of approximately £350,000 can be met from the approved capital programme budget of £750,000 for day care for older people.

There will be no dilapidation payment due at the end of the lease.

Equalities impact

The building will be fully accessible.

The Commissioning Plan for Day Services for Older People which was reported to Health, Social Care and Housing Committee on 19 June 2012, includes a commitment to monitor equalities across all day services and this service will be incorporated within this framework.

Environmental impact

The Day Centre may have a small impact on the level of traffic at the beginning and end of the day as minibuses bring members to and from the centre but there are no other anticipated adverse environmental impacts.

Consultation and engagement

A review of day services, undertaken in consultation with older people, was published in 2007. This confirmed the need to develop more day care in South Central Edinburgh. This was confirmed in the consultation for the Commissioning plan for Day Care Services for Older People which was agreed by Health, Social Care and Housing Committee on 19 June 2012.

Background reading / external references

Minutes of the Health, Social Care and Housing Committee 9 December 2008

Minutes of the Health, Social Care and Housing Committee 19 June 2012

Joint Capacity Plan for Older People - Proposed New Day Service for Older People at Oxgangs

1. Background

- 1.1 As part of the Joint Capacity Plan for Older People, an accommodation strategy was agreed by the Health, Social Care and Housing Committee on 9 December 2008. This accommodation strategy included plans to re-provide all Council owned day care for older people by 2018.
- 1.2 A review of day services for older people was published in 2007. This informed the accommodation strategy and concluded that day services would need to be expanded in the longer term to support the shift in the balance of care and assist older people to remain in their own homes and communities for longer. Links to re-ablement services and connecting people back to the community will be key features of the new day service.
- 1.3 In May 2008, The Health Social Care and Housing Committee approved the allocation of additional investment in new day services for older people. This was to address the current level of the day centre, day club and lunch club provision across the city. However, South Edinburgh continued to show a lower level of day centre provision.
- 1.4 To address this issue, Health and Social Care had planned to invest in the Firrhill Healthy Living Centre with the NHS but the local community raised concerns regarding the density of the site and safety issues for access to a day centre for older people. The property at 18 Firrhill Neuk became available at the end of 2010 and the local community proposed it as an alternative site.
- 1.5 On 19 June 2012 the Health, Social Care and Housing Committee agreed a commissioning plan for social care day services for older people which confirmed the need for a proposed new development in South Edinburgh.

2. Main report

- 2.1 Dunedin Canmore Housing Association has provisionally agreed to lease the ground floor unit of a new block of flats to the Council for 20 years, at a peppercorn rent, subject to a single grassum payment of £75,000 at the outset of the lease.

- 2.2 The Council will be responsible for all repairs and insurance.
- 2.3 The Council will be responsible for fitting out the unit as a day care centre but will not be required to pay for any dilapidations at the end of the lease, that is, returning the unit to the condition in which it was first let.
- 2.4 The Council will arrange for the fitting out of the unit to its own specification. The estimated cost of the works is £350,000 and this is provided for in the existing capital programme.

3. Recommendations

- 3.1 It is recommended that the Finance and Budget Committee approve the proposed lease of 18 Firrhill Neuk from Dunedin Canmore Housing Association for 20 years on full repairing and insurance terms in exchange for the payment of £75,000, and on other terms to be agreed by the Directors of Services for Communities and Corporate Governance.

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