

TRAFFORD COUNCIL

Report to: Executive
Date: 25th July 2016
Report for: Decision
Draft Report of: Executive Member for Adult Social Services and Community Well-being

Report Title

The De-commissioning of Meadowside, Urmston – Former Delivery Point for the Pathways Service

Summary

To advise Members of the final closure of Pathways Day Service and to request permission to dispose of Meadowside, Urmston.

Recommendation(s)

That the Deputy Chief Executive be authorised to dispose of the land and buildings

Contact person for access to background papers and further information:

Name: Julie Burroughs, Specialist Commissioner for Learning Disabilities and Mental Health

Extension: 0161 912 1585

Background Papers: None

Implications:

Relationship to Policy Framework/Corporate Priorities	The Care Act 2014 Carers Strategy
Financial	A capital receipt from this building has not been included in the capital financing plans for the year and will therefore be an additional capital resource. The generation of capital receipts can will be used to support the capital investment programme or for transformation projects Amey has carried out a valuation of land and building. This will be reported orally to the meeting.
Legal Implications:	Section 123 of the Local Government Act 1972 and the Council's Land Disposal Rules under its constitution apply to this proposed disposal which gives the Council a statutory responsibility to obtain the best consideration that can be reasonably obtained. The responsibility of determining in what manner any land to be disposed of in order to obtain best consideration lies with the Corporate Director.
Equality/Diversity Implications	A full equality impact assessment was undertaken as part of the preceding consultation on the de-commissioning of Pathways.
Sustainability Implications	Site to be sold in accordance with Trafford Council planning guidelines relating to Sustainable development.
Resource Implications e.g. Staffing / ICT / Assets	The disposal of surplus assets is in accordance with the Asset Management Plan and Asset Strategy to assist service delivery and strategies and reduce backlog maintenance
Health & Wellbeing Implications	Not applicable
Health and Safety Implications	Fire, break-in, vandalism ,intruder alarm are in place connected to Delta security company. Keys with contractor and Facilities Management. Water system drained therefore no need for Legionella testing. Asbestos register in the process of being updated by Sasha Williamson, Estates Surveyor.

1.0 Background

1.1 The Children Families and Wellbeing Directorate (CFW) is responsible for education, health and social care services for children and adults and public health services.

With growing demand on services and increasing financial pressures the Council has had to consider more cost effective, sustainable service models that reflect changes in legislation including the Care Act 2014.

1.2 As part of the budget consultation proposals for 2016/7, a number of proposals were consulted upon to reduce the spend on adult social care through the “Promoting Independence: Helping people to help themselves, through our care strategy” workstream. One of these proposals related to the re-provision of Pathways Day Centre – a service for people with learning disabilities.

1.3 The Pathways Day Service was provided from Meadowside in Urmston. Over the years the demand for the service had decreased and the service was being provided to 10 people at the beginning of the financial year.

1.4 Following a series of comprehensive assessments, alternative placements were chosen by family members for all the current service users in a combination of existing services and a new service set up by ex-Council employees. As all the services were better value for money the savings were achieved and the building is no longer required for use.

1.5 Meadowside also operated as a base for Trafford Skills, who had used it free of charge for some considerable time. This service also provides day provision for people with learning disabilities. Full negotiations took place with the provider and it has been subsequently successfully relocated to an alternative site, in keeping with the Council’s strategy to bolster community assets and support integration and independence within communities.

2.0 CURRENT POSITION

2.1 The Pathways Centre was vacated on Monday 6th June 2016. The building is now safe and secure and has been transferred to the Corporate landlord.

2.2 The Children, Families and Well-being Directorate has no further use for the building and it is surplus to the Council’s requirements .

2.3 Permission is requested to dispose of the building in line with the Council’s Asset Management Strategy.

3.0 Other Options

Option 1: Find alternative use for the building

The building is now surplus to the Council’s requirements, and does not fall under the Community Assets Transfer approach because services are not provided from the building and there is a sufficient supply of community buildings in the area.

Through the Greater Manchester learning disability fast track considerable mapping work has been done across Greater Manchester on suitable sites for specialist provision. This site has not been identified as there exists an over-supply of similar provision, therefore it is unlikely that any other provider would wish to buy it.

This option is therefore not recommended.

Option 2: Dispose of land for residential development

This will help Trafford Council to achieve its housing provision targets and provide the Council with a Capital receipt the value of which will be reported orally to the meeting.

This option is recommended.

5.0 Reasons for Recommendation

The sale of surplus assets reduces the Council’s overall expenditure and backlog maintenance, generates capital receipts to support the capital programme, assists regeneration and facilitates residential development. There is a need to undertake a range of procedures to ensure that the best consideration for the sale is achieved including full exposure to the market and a transparent audit trail.

Key Decision (as defined in the Constitution): Yes
If Key Decision, has 28-day notice been given? Yes

Finance Officer Clearance (type in initials).....NB.....
Legal Officer Clearance (type in initials)...mrj.....

CORPORATE DIRECTOR’S SIGNATURE (electronic)..... 

