

Part I - Item No. 1

Electoral Division affected:
All in Preston

The Closure of the Moor Lane Resource Centre, Preston
(Appendix 'A' refers)

Contact for further information:
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Executive Summary

This report outlines proposals to close the Moor Lane Resource Centre in Preston and to permanently relocate services for adults with physical disabilities and sensory impairments to the recently refurbished Preston Day Services (previously named Ribblebank) located at Gerrard Street in Preston Lancashire.

The newly refurbished services offer modern, high quality accommodation and facilities to enable continued support to people with a range of complex needs including those with severe and enduring long term disabilities

The development is part of the County Council's agreed Capital Programme.

This is deemed to be a Key Decision and Standing Order 26 has been complied with.

Recommendation

The Cabinet Member for Adult and Community Services is recommended to approve:

- (i) The closure of Moor Lane Resource Centre, in Preston and the permanent transfer of services to the newly refurbished day services in Gerrard Street Preston (formerly known as Ribblebank)
- (ii) The declaration of the Moor Lane Resource Centre building in Preston surplus to the requirements of the Adult and Community Services Directorate (a site plan is set out at Appendix 'A') upon the vacation of the premises by a third party occupier in January 2013;
- (iii) That the Assistant Director of Property be authorised to consider the potential for re-use prior to any recommendation to declare the premises surplus to County Council requirements upon vacant possession.

Background and Advice

The Moor Lane Resource Centre in Preston is a traditional building used to support adults with physical disabilities and sensory impairments. The Centre was originally designed to offer daytime support to over approx 110 people each day. Service users were supported to undertake a range of daytime activities which were both centre based and community based.

Over the years the style of service has changed significantly with many of the people who previously attended Moorlane making alternative support arrangements which are in keeping with the Personalisation Agenda. As a result the demand for a service based at the Moor Lane Centre has reduced dramatically to around 12-14 people per day and it is now no longer practical to keep the Moor Lane Centre open for so few people with disabilities, especially when alternative superior facilities are available to meet the needs of people who have significantly higher support needs.

Major capital works have now been completed at Preston Day Services including additional investment to meet the needs of people with a Physical Disability to use the building. The refurbished building has allowed the Learning Disability and Physical Disability/Sensory Impairment Services to join together.

The closure of Moor Lane Resource Centre and the transfer of services to Preston Day Services offer more modern facilities with good access to local community resources. This transfer will meet the overall requirements of the County Council's Day Modernisation strategy. The transition plans for 26 individuals who were still on the register at Moor Lane Centre are now complete and all these individuals are in receipt of new support arrangements.

Part of Moor Lane is currently being used by a third party who are due to vacate by the end of January 2013, so any eventual sale of the property can only take place on vacant possession.

Paragraph 1.30 of the Scheme of Delegation to Chief Officers provides that land and buildings may be declared surplus to the Service Directorate's operational requirements provided that:

- (i) The land/and or buildings do not exceed £1. 3 million in value in any one case and;
- (ii) The Assistant Director of Corporate Property has been informed of this action.

The Adult and Community Services Directorate can confirm that it has no requirements for the property at this time for the purpose of alternative service delivery and therefore the premises are surplus to requirements. No Community Assets Transfer Applications have been received nor any identified that the Directorate would support. The property does not exceed the limits set out above and the Assistant Director of Property has been informed of the proposed action to be taken.

Consultations

Consultations with people using the services, their relatives and staff affected by the closure have been a continuing feature of the modernisation process. There is continuing support from all stakeholders connected to both learning and physical disability services, including the Joint Commissioning Manager and the Local Partnership Board. People using the service and their families have, whenever possible and as appropriate, been involved in planning the refurbishment of the new services.

Implications:

This item has the following implications, as indicated:

Personnel Implications

To achieve the next phase of modernisation of day services for adults with disabilities within Preston district, it is now intended to transfer all support staff that are currently on the establishment of the Moor Lane Resource Centre to the new Preston Day Services base. Approval was given in September 2011 to the transfer of all existing support staff to the new Preston District Day Services (previously named Ribblebank).

The staff and Trade Unions have been involved in these proposals and any issues raised have been dealt with, therefore there are no outstanding issues.

The distances between the two establishments are minimal, approximately 1 mile so there will be minimal disruption and minimal excess travel requirements.

No members of staff, apart from one Domestic Assistant are at risk as this is a case of staff and their posts being transferred to the newly refurbished building. The Domestic Assistant is currently on the at risk register and is in the process of considering similar posts in other parts of the Council. Compulsory redundancy could be the eventual outcome, if another suitable post is unavailable

Financial Implications

There will be some revenue savings as a result of closing the Moor Lane Resource Centre and these will contribute to the overall efficiency savings required by the in house services. The disposal of this building has been part of the service plan of the In-house Adult Disability Service for many years (and as a result forms part of the 3 year savings target given by the Directorate) and thus the savings must accrue to the service.

The property-based running costs of the premises are in the region of £3,500 per month and these will continue to accrue to the Service until the property is ultimately brought into re-use by the County Council; or if ultimately declared surplus to Council requirement, sold on the open market. However, whilst the property is occupied by the current users, these holding costs will be partially off-set by the rental received of £1,300 per month.

Risk management

The Closure of the Moor Lane Resource Centre meets the overall requirements of the County Council's Day Modernisation Strategy which has many positive benefits for individuals who accessed the old building at Moor Lane, in terms of enhanced life opportunities. The transition to newer more fit for purpose buildings in Preston and will mean that individuals who previously attended Moor Lane will still be in receipt of good quality supports and still able to access their own local community.

Local Government (Access to Information) Act 1985 List of Background Papers

Paper	Date	Contact/Directorate/Tel
None		
Reason for inclusion in Part II, if appropriate		
Report to the Cabinet Member for Adult Services - 'Transforming Day Services for Adults with Learning Disability'	15 July 2003	Dave Gorman, Office of the Chief Executive, (01772) 534261