

Report

Report to:	Social Work Resources Committee
Date of Meeting:	15 November 2006
Report by:	Executive Director (Social Work Resources) Executive Director (Housing and Technical Resources)

Subject:	Transfer of sites at Richmond Court, Rutherglen and West Coats Road, Cambuslang to Arklet Housing Association
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ Advise Committee of an amendment to proposals previously approved in relation to the development of a care unit for people with a learning disability
- ◆ Advise Committee of the proposal to convey the sites at Richmond Court, Rutherglen and West Coats Road, Cambuslang indicated on the attached plan, to Arklet Housing Association to facilitate the development of:
 - A registered care facility for people with learning disabilities (West Coats);
 - A 12 unit amenity housing development for older people (Richmond Court).

2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):-

- (1) that the site at Richmond Court, outlined on the attached plan, be sold to Arklet Housing Association for the development of 12 units of amenity housing for older people.
- (2) that the West Coats site be conveyed for nil consideration to Arklet Housing Association to facilitate the development of the accommodation with support, on terms and conditions to be negotiated.
- (3) that the Executive Director (Enterprise Resources) in consultation with the Head of Legal Services be authorised to conclude all matters and enter into the necessary legal agreements in terms which are in the best interests of the Council.

3. Background

- 3.1. Kirklands Hospital, which currently provides accommodation for adults with learning difficulties, is scheduled to close in 2007. The identified needs of this client group are such that the needs can only be met by registered accommodation and Social Work is seeking to provide alternative arrangements. There are 12 remaining service users who would be affected by this proposal, all of whom have complex needs.
- 3.2. Social Work Resources, at their Committee meeting on 6 April 2005, approved the appointment of Park Care Homes Ltd., a wholly owned subsidiary of Craegmoor Healthcare Limited, as the preferred service provider as the original proposal was to develop the care facility on land owned by Craegmoor Healthcare together with a

smaller unit on the Richmond Court site. Craegmore Healthcare Ltd subsequently withdrew from the development proposal.

- 3.3. As a consequence of the withdrawal of Craegmoor, an alternative site was required as was a developer capable of delivering the required unit within very limited timescales. Arklet emerged as the partner most likely to be able to deliver and negotiations have continued to prepare a design specification that will meet all relevant requirements. The development of amenity housing on the Richmond site for older people is opportune but is in keeping with the council's objectives for housing development.
- 3.4. The proposal for the residential unit is a key component in the national strategy to secure appropriate accommodation for adults with learning disability as a replacement for the current system of long stay hospital care. The Council are working towards this end in partnership with NHS Lanarkshire and NHS Greater Glasgow and Clyde.
- 3.5. The overall project cost for the residential care unit has been estimated at around £2m and it is confirmed that NHS Lanarkshire will provide a capital contribution of around £1.2m for this facility with the remaining funding coming from Arklet Housing Association and the Council providing the site at West Coats Road.
- 3.6. It is proposed that the site at Richmond Court be sold to Arklet Housing Association at an agreed DV valuation of £155,000. Finance and I.T. Resources have approved the use of the capital receipt as a contribution towards the accommodation with support development at West Coats Road.
- 3.7. Funding for the housing units at Richmond Court will be through a grant from Communities Scotland and private finance.

4. Employee Implications

- 4.1. There are no personnel implications in connection with this transaction.

5. Financial Implications

- 5.1. The Council will convey both sites to Arklet Housing Association. Richmond Court will be sold at an agreed DV valuation of £155,000. West Coats will be conveyed subject to negotiations on an appropriate lease and this matter being subject of a future report to Estates Committee.
- 5.2. Social Work Resources will meet the Council's legal expenses in connection with the land transfers.

6. Other Implications

- 6.1. Completion of this project will allow NHS Lanarkshire to vacate the Kirklands site and bring on stream a new rehabilitation and assessment unit to be located at Strathclyde Hospital.
- 6.2. A separate report has been placed before committee outlining the process to acquire a service provider for the residential facility at West Coats Road.
- 6.3. The Council will have nomination rights for the amenity housing units at Richmond Court.

7. Consultation

- 7.1. This proposal has been the subject of full consultation with NHS Lanarkshire, service user's families and carers.
- 7.2. Consultation has also taken place with Enterprise and Corporate Resources.

Harry Stevenson
Executive Director (Social Work Resources)

Jim Hayton
Executive Director (Housing and Technical Resources)

23 October 2006

Link(s) to Council Objectives

- Creating successful communities
- Living in the community
- Supporting our communities
- Managing South Lanarkshire's wealth of resources

Previous References

- Social Work Resources Committee – 6 April 2005

List of Background Papers

None

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

Pat McCormack, Finance Manager, Social Work Resources

Ext: 3708 (Tel: 01698 453708)

E-mail: pat.mccormack@southlanarkshire.gov.uk

Lori Darroch, Development Officer, Housing and Technical Resources

Ext: 4588 (Tel: 01698 454588)

E-mail: lori.darroch@southlanarkshire.gov.uk

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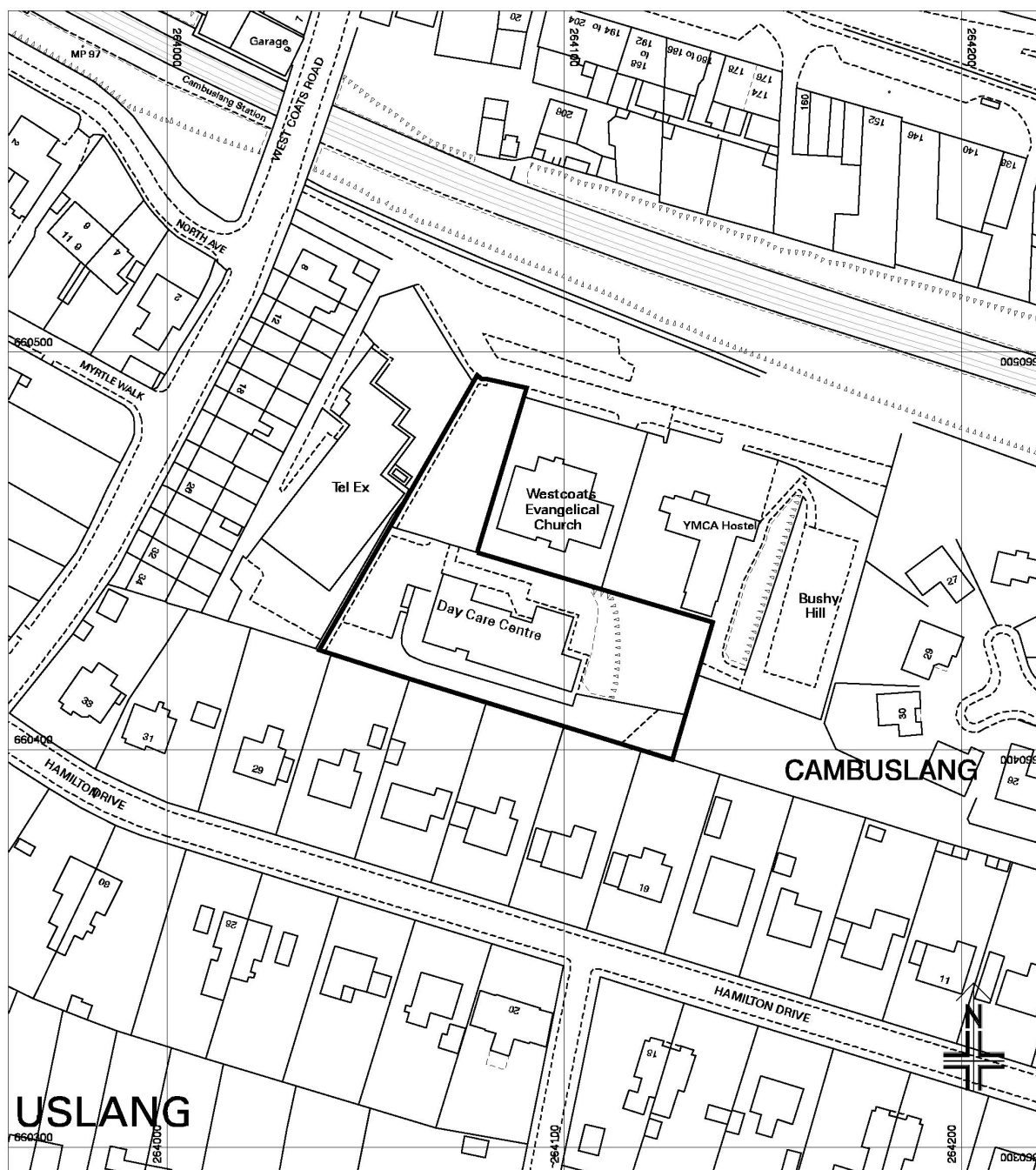
LOCATION PLAN - For Committee Purposes Only

West Coats Day Centre

West Coats Road, Cambuslang

SOUTH
LANARKSHIRE
COUNCIL

ESTATES SERVICES



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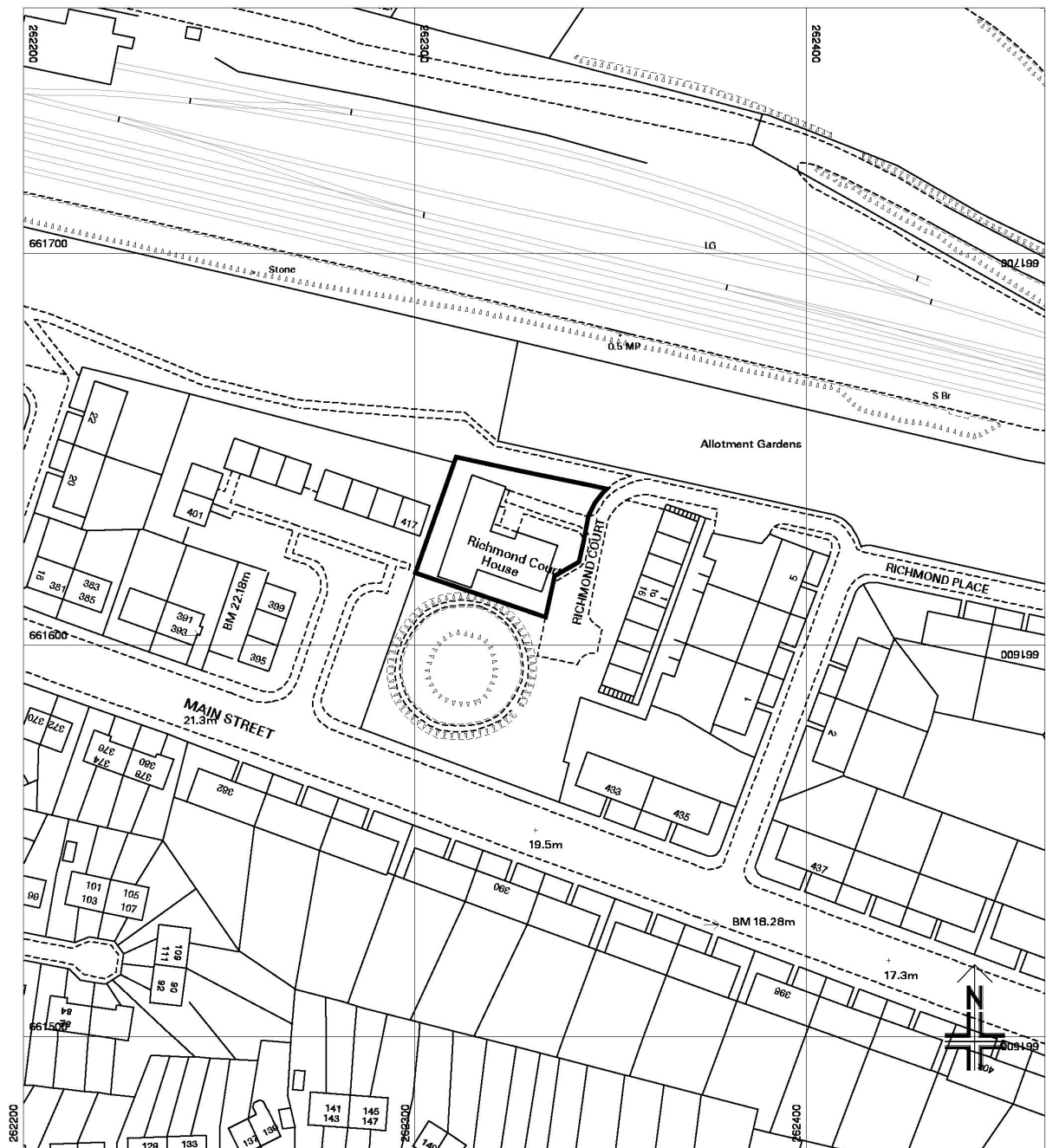
24/10/2006

LOCATION PLAN - For Committee Purposes Only

Richmond Court House
Richmond Court, Rutherglen



ESTATES SERVICES



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