

# Brighton & Hove City Council

**For general release**

**Meeting: Joint Commissioning Board**

**Date: 16.12.02**

**Report of: Ian Long, Director Community Care**

**Subject: Change of use – 83 Beaconsfield Villas**

**Ward(s) affected: All**

## **1. Purpose of the report**

- 1.1 To seek in principle agreement in relation to a change in use at 83 Beaconsfield Villas. This links to previously agreed 'Modernising of Day Services Strategy' and priorities identified in the White Paper 'Valuing People – a new strategy for the 21<sup>st</sup> century' in relation to providing local services for local people.

## **2. Recommendations**

- 2.1 That subject to a satisfactory consultation period, the day service currently located at 83 Beaconsfield Villas for 8 adults with learning disabilities and behaviours that challenge be relocated to the first floor of Connaught.
- 2.2 That subject to the above the building works identified in relation to the first floor of Connaught be actioned.
- 2.3 That the office bases of services currently provided from the first floor of Connaught be relocated
- 2.4 That subject to the above 83 Beaconsfield Villas be adapted to accommodate 5 people with learning disabilities in self contained flats – this will enable the provision of a services to people whose needs have not previously been able to be met within the local area.
- 2.5 Approve the capital investment in principle and note that capital resources of £210,000 will need to be identified by the Council and/or its partners to complete identified works.

- 2.6 Approve the restructured services in principle and note that additional revenue budget resources of £525,000 will need to be identified by the council and/or its Partners (less any Supporting People funding claimed) for the provision of the proposed supported living service at 83 Beaconsfield Villas.
- 2.7 That subject to a satisfactory consultation period and the identification of capital and revenue budget resources the proposed relocation of the day service at 83 Beaconsfield Villas takes place.
- 2.8 That subject to the above a Registered Social Landlord is identified and offered a long lease on 83 Beaconsfield Villas to enable the service to operate as Supported Living Accommodation

### **3. Information/background**

- 3.1 In keeping with the Modernising of Day Services agenda – the Day Service currently located at 83 Beaconsfield Villas has become a more community-based resource consequently not requiring a large building base.
- 3.2 The Council needs to provide a local service for people whose needs could not previously be met within Brighton & Hove. The relocating of the Beaconsfield Day Service to the new location will enable the provision of the required accommodation.

The agreement of the outlined recommendations will:

- Enable the effective use of available resources in terms of building use.
- A trawl of existing properties within the Council's & South Downs Health Care Trust portfolios has taken place and has failed to identify any other suitable accommodation for the required service. The other alternative being to purchase a suitable property on the open market the cost of which would be prohibitive and would not deliver the service provision within the timescale set by the courts.
- Care will need to be taken to ensure a smooth transition of the day service users of the service currently based at Beaconsfield Villas to the new location. There currently being 8 service users and a staff team of 5 including the manager of the service.

- With planning and attention to individual need the proposals for the change of use at Beaconsfield Villas will effectively meet the needs of 5 people with learning disabilities in self contained flats also offering some communal space.

#### **4. Financial Implications**

- 4.1 There are financial costs in relation to the adaptations required to the first floor at the Connaught Centre to ensure a safe & suitable environment to offer a base from which the day service can operate. These are estimated at £145,000.
- 4.2 Costs in relation to the adaptation of 83 Beaconsfield Villas to provide 5 self contained flats plus some additional communal space, which encompasses the required safety features, are estimated at £264,000.
- 4.3 It should be noted that a successful bid was made to the Learning Disability Development Fund for Capital costs in relation to the development of a new Challenging Behaviour Service in Brighton & Hove. The Beaconsfield Villas Project therefore has £200,000 ring fenced as Capital to develop the service.
- 4.4 The unfunded capital costs of £210,000 associated with the relocation of the day service and the adaptations to 83 Beaconsfield Villas are considered to be considerably more cost effective than purchasing a new property which would also need adaptation.
- 4.5 Estimated Revenue Costs relating to the running of the proposed accommodation are in the region of £525,000 and relate to 16 fte staff, relief hours and a element of non-pay costs. There is no funding within existing budgets for this additional expenditure.
- 4.6 In order to facilitate the potential in relation to Supporting People it is proposed that a Registered Social Landlord be identified and offered a leasing agreement on the 83 Beaconsfield Villas property.

#### **5. Equalities Implications**

- 5.1 The proposal relating to both projects link to the 'Valuing People' White Paper key principles of Inclusive locally based services. In

terms of Equality Issues a service would be provided for one of Brighton & Hove's most traditionally excluded groups.

## **6. Legal/ Human Rights Act Implications**

- 6.1 In order to satisfy their right to a fair hearing, consultation is required with service users and carers of the day service currently provided from 83 Beaconsfield Villas and their views taken into account. This consultation must take into account the special needs of the day service users, and the views of their carers. The adaptations at Connaught need to reflect the needs of the day service users.
- 6.2 Planning Permission must be sought regarding change of use of Beaconsfield Villas. Consent must be gained under Building Regulations for the work proposed to both Beaconsfield Villas and Connaught Centre.
- 6.3 In order for the Council to meet its statutory obligations to one young man a service of the nature proposed at Beaconsfield Villas needs to be provided by the end of June 2003.
- 6.4 There will need to be further consultation with the National Care Standards Commission as to whether or not, in the light of the needs of the residents identified as suitable for Beaconsfield Villas, there are registration requirements as a care home.

## **7. Crime and Disorder Implications**

None

## **8. Consultation**

- 8.1 Initial Consultation has started with service users, their family carers and staff currently working at 83 Beaconsfield Villas Day Service.
- 8.2 Further Consultation with regard to the specific adaptations proposed to the Connaught building will take place with Service users/ family carers. Input will be requested from staff to enable a smooth transition to the new base.

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<b>Wards affected</b>	All

**Financial implications**

There are significant financial implications, as set out in the body of this report. The Council's statutory obligations mean that a service of this nature needs to be in place by June 2003 and this proposal is considered to be the most appropriate way to fulfil that requirement. This means that the identified revenue shortfall will become an unavoidable commitment on next year's budget and will need to be funded from additional resources.

Finance Officer consulted: Nigel Manvell / Catherine Vaughan

Date: December 4<sup>th</sup> 02

**Legal implications**

Contained within the body of the report  
Lawyer consulted: Natasha Watson  
Date: December 4<sup>th</sup> 02

<b>Corporate/Citywide implications</b> report to P&R/other committee(s).	<b>Risk assessment</b>
<b>Sustainability implications</b> None	<b>Equalities implications</b> People in learning disabilities have historically been excluded – this proposal enables the development of a community resource.
<b>Implications for the prevention of crime and disorder</b> None	

**Background papers** *[Part 1 reports only]*

**None**

**Contact Officer**

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