

# EAST AYRSHIRE COUNCIL

CABINET - 19 SEPTEMBER 2007

## CAPITAL EXPENDITURE PLAN – SOCIAL WORK FACILITIES

### Report by the Executive Head of Finance and Asset Management

#### 1. PURPOSE OF REPORT

- 1.1 To propose a site for the Rosebank Resource Centre and the Children's Unit in Kilmarnock and the demolition of the former Affleck House building in Auchinleck.

#### 2. BACKGROUND

- 2.1 The Social Work Committee at their meeting of 20 April 2006 approved the Strategic Direction of Older Peoples Services in East Ayrshire 2006 – 2011 which recommended a new Resource Centre for older people be built at the Rosebank site to replace the residential unit..
- 2.2 The Social Work Committee at their meeting of 9 September 2004 approved the report Best Value Review for Looked After Children which outlined the proposals for the development two new children's units to replace two existing units. One unit is currently under construction in Auchinleck. The preferred location of the second unit is Kilmarnock.
- 2.3 The former Affleck House Older People's Unit in Auchinleck has been empty since a new private sector facility, Glennie House, was built on the site of the former Social Work Centre nearby. Initial proposals for the replacement of the Social Work Centre envisaged a refurbishment of this building.

#### 3. PROPOSALS

##### 3.1 Resource Centre and Children's Unit

- 3.1.1 It has been identified that it would be possible to locate both the new Resource Centre and the Children's Unit on the Rosebank site. A draft plan is attached at Appendix 1.
- 3.1.2 Locating both facilities on one site maximises the use of the land asset and offers potential savings if both facilities can be constructed under the one contract. There is also the potential to share vehicle access and parking facilities, a sustainable urban drainage system as well as the CCTV security system.
- 3.1.3 The initial design for the Rosebank Resource Centre has been completed and is now ready to be submitted for planning consent. Work is now being undertaken on finalising the design. The design for the Children's Unit will be based on the Auchinleck Unit albeit the Kilmarnock unit will be larger and will incorporate an Independent Living Annexe.

**3.1.4** Design of both facilities will require to be completed before formal submissions for planning approval are made. It is estimated that should the recommendations of this report be approved a planning application could be made by the end of November 2007.

**3.1.5** If the planning application is successful it is estimated that the start of construction could be in August 2008 with completion in August 2009.

## **3.2 Affleck House**

**3.2.1** The refurbishment of this building to create a Resource Centre would be expensive, would not deliver an ideal facility given that compromises would be needed to fit with the existing design and would not be in an ideal location.

**3.2.2** Security costs to protect the empty building are currently £79,500 per annum.

**3.2.3** There is an opportunity to include the replacement Resource Centre as part of the One Stop Shop proposal for Auchinleck Community Centre. This would bring economies in terms of shared services, be easier to access for users and may also bring opportunities to incorporate certain health services.

**3.2.4** It is proposed therefore to declare the building surplus to capacity, to demolish the building and to commit any capital receipt, net of demolition costs, to a new build facility.

**3.2.5** Local members have been provided with the details of this proposal and no views to the contrary have been indicated with the security cost savings being welcomed.

## **4. LEGAL IMPLICATIONS**

**4.1** The Council own the sites where it is proposed to locate the facilities.

**4.2** Development of these proposals will be subject to receiving planning consent.

## **5. FINANCIAL IMPLICATIONS**

**5.1** The 2007/08 capital plan includes estimates of £2.175m for the construction of a new Rosebank Resource Centre, £0.720m for the construction of a new Children's Unit in Kilmarnock and £1.250m for the Auchinleck Resource Centre.

**5.2** The designs have changed substantially since these allocations were proposed and will require to be revised to take account of this as well as the general price conditions in the construction market. Revised indicative values will be included in the forward capital investment plan 2008 - 2011 to be considered by the Cabinet in due course.

## **6. RECOMMENDATIONS**

**6.1** It is recommended that members;

- (i) Agree to the proposal to locate Rosebank Resource Unit and the Children's Home in Kilmarnock at the site of the former Rosebank Adult Care Home, London Road Kilmarnock;
- (ii) Agree to declare surplus and demolish the former Affleck House building; and
- (iii) Otherwise note the contents of this report.

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### **LIST OF BACKGROUND PAPERS**

NIL

For further information please contact John Bryson Acting Technical Services Manager on 01563 555495.

