

EAST AYRSHIRE COUNCIL

CABINET – 29 SEPTEMBER 2010

GLEBE CABIN

Report by Executive Director of Educational & Social Services

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to inform Members of the outcome of the consultation process in respect of a proposal to close Glebe Cabin and to make recommendations accordingly.

2. BACKGROUND

- 2.1 At Cabinet on 23 June 2010 Members considered a report from the Member/ Officer Working Group established to review Cabins and Day Centres. One of the recommendations was to close Glebe Cabin no later than 30 September 2010.
- 2.2 Members requested officers to consult with users of Glebe Cabin and return to Cabinet with the outcome of that consultation.

3. CONSULTATION

- 3.1 Officers met with users of Glebe Road Cabin on two occasions. The first meeting took place on 22 June prior to Cabinet taking place on 23 June 2010 and the second meeting took place on 20 July 2010. Local Elected Members were informed of the meeting to consult with users following the recommendation made by Cabinet on the 23 June 2010. Representatives from each of the four groups who currently meet in the Cabin were present at both meetings.
- 3.2 A pack was provided for those representatives of user groups who attended the 20 July meeting. The pack included a schedule of alternative venues, the closest of which is 0.27 miles from the Cabin.
- 3.3 Attached as Appendix 1 to this report is a summary of the issues raised and discussed at the meeting on 20 July.
- 3.4 Users of the Cabin were clear that they did not wish to consider leasing the building. They raised a number of issues in respect of relocation, which included:
- (i) Other buildings previously closed or demolished:
- the Glebe Centre closure was part of a review of day services for adults with a learning disability which resulted in a new build Resource Centre at Balmoral Road.

- (ii) Users felt the building is not in a particularly bad condition:
 - The survey carried out by Asset Management has indicated costs in excess of £140,000 to rebuild.
- (iii) Annual recurring revenue costs are low:
 - The Member/Officer Review considered a number of aspects, not solely cost.
- (iv) Concern regarding the elderly group re-locating;
 - The Council will work very closely with the Bentinck Elderly Club to re-locate. The ideal alternative, with no let costs if used on a Tuesday and Thursday evening would be Rosebank Resource Centre.
- (v) High usage of the Centre:
 - The Centre is used by three groups once a month and one group twice a week.
- (vi) Users enquired about Centre Supervisor hours:
 - There is no additional recurring revenue available.

3.5 Although users do not wish the Cabin to close, there remain a number of issues which were identified by the Member/Officer Working Group. These include:

- relatively little usage, coupled with alternative facilities within half a mile radius;
- the poor condition of the Cabin
- capital costs which would be required to rebuild the Cabin
- the need to maximise the use of the Councils facilities.

3.6 Recognising all of the issues raised by representatives, officers have taken into account the previous issues discussed by the Member/Officer Group and the closeness of facilities particularly a new facility available for community use.

3.7 It is therefore proposed that the Cabin is closed on 30 November 2010. The proposed date has been extended from the original recommendation. The Community Learning and Development Service will support users who wish to relocate to alternative premises.

3.8 All groups, except one, could be accommodated in Rosebank Older Peoples Resource Centre. Most lets will be free as the Centre is already open. One let may have a charge and the service will support grant applications.

3.9 There is also the possibility that present users of the Glebe Cabin will have access to the replacement facility for Hurlford Day Services when it is established in the Kilmarnock area.

4. PERSONNEL IMPLICATIONS

- 4.1 There is one hour per week of cleaning allocated to Glebe Cabin. This will be reallocated to other premises and therefore there will be no Personnel Implications arising from the report.

5. FINANCIAL IMPLICATIONS

- 5.1 It is estimated that a capital cost of £140,000 would be required for a rebuild which would be DDA compliant. The recurring property costs are £1,970. A cleaner is allocated one hour per week from Facilities Management to Glebe Cabin. The hour will be allocated elsewhere if Glebe Cabin were to close.

6. POLICY/LEGAL IMPLICATIONS

- 6.1 Nil

7. COMMUNITY PLANNING IMPLICATIONS

- 7.1 The recommendations arising from the Member Officer Working Group particularly relating to the theme of Life Long Learning in respect of Community Capacity building.

8. RISK MANAGEMENT

- 8.1 There are overall risk management implications identified in the original report to Cabinet in respect of Cabins and Day Centres. They relate specifically to the protection of Children and Vulnerable Adults and Health and Safety Issues. If the Cabin were to remain open then the risks could be minimised by establishing a constituted management committee which would require to have clear responsibilities in terms of governance arrangement in the facilities.
- 8.2 Issues have been highlighted during the consultation about concern for the Bentinck Elderly Club re-locating. Officers will seek to minimise any possible distress associated with the potential to move to any new premise.

9. RECOMMENDATIONS

- 9.1 It is recommended that Members of Cabinet are asked to:
- (i) approve the recommendation to close Glebe Cabin, with a closure date of 30 November 2010;
 - (ii) remit officers to support the current users of Glebe Road Cabin to relocate; and
 - (iii) otherwise note the content of the report.

Graham Short
Executive Director of Educational & Social Services
KG/WB
July 2010

LIST OF BACKGROUND PAPERS

1. Report from Members/Officer Working Group to Review Cabins and Day Centre:
23 June 2010.
2. Member/Officer Working Group Minutes of:
 - 27 June 2008
 - 1 September 2008
 - 24 October 2008
 - 7 November 2008
 - 13 March 2009
 - 10 June 2009
 - 21 August 2009

Members wishing further information should contact Kay Gilmour, Head of Service:
Community Support, Tel: 01563 576104.

IMPLEMENTATION OFFICER: KAY GILMOUR

GLEBE ROAD CABIN

CONSULTATION MEETING ON ALL POSSIBLE OPTIONS HELD ON 20TH JULY 2010 IN GLEBE ROAD CABIN

ISSUES DISCUSSED

ATTENDANCE

Bill Hunter (Chair), Euan Lees (Notes), CLD	
Nessie Crossan	Bentinck Elderly Club
Hugh Morrison	Bentinck Elderly Club
James Crossan	Bentinck Elderly Club
Hannah Murray	Bentinck Elderly Club
Eileen Johnstone	Bentinck Elderly Club
Jean Montgomery	Bentinck Elderly Club
Hugh Stirling	Heal the Earth
David C. Clarke	Piersland and Bentinck Community Council
Theresa Clarke	Piersland and Bentinck Community Council
Mary Anne Clark	Newton Tenants & Resident Association
Moira Harper	Newton Tenants & Resident Association

1. WELCOME AND INTRODUCTIONS

Bill welcomed everyone to the meeting. Apologies were received from, Jan Sinclair, Ann Reid, Linda Thomson. *Councillor Campbell and Councillor Buchanan were called out to attend an urgent matter and sent their apologies to Bill by email.*

A question was posed asking if there was a timetable for the closure of the Cabin. In response Bill stressed that the decision of Cabinet was to consult fully with user groups about all possible options. Therefore, the timescale for closure outlined in the recommendation to Cabin was no longer pertinent as closure at this stage has not been agreed. A request has been made to report back to Cabinet as soon as possible with the outcome of the consultation. If closure is approved then a date would be set then. It was felt that elected members, a representative from the Cabinet and the Head of Service should be invited to any possible future meetings.

2. CABINET 23RD JUNE 2010

Bill informed the meeting that the amendment proposed by Councillor Buchanan and seconded by Councillor Reid had been carried and therefore the decision of Cabinet had been:

- (i) to approve the Member/Officer Working Group recommendations in respect of Catrine Day Centre, Dalrymple Day Centre, Patna Day Centre and Galston Cabin;
- (ii) **to continue consideration of Glebe Road Cabin to allow Officers to consult fully with all user groups of the Cabin on all possible options;**
- (iii) **that a report on the outcome of (ii) above be submitted to an early meeting of Cabinet; and**

- (iv) that the remaining facilities be considered as part of the Officer review which would be undertaken in respect of a review of facilities, locality by locality.

A question was raised if Cabinet eventually decided to close the Cabin could an appeal be made. Bill was unaware of any appeals procedure for groups. However, all decisions made by Cabinet are subject to a call in process through elected members. Bill had outlined this procedure at the meeting of 22nd June 2010.

3. **OPTIONS**

Clarification was sought on the cost of repair/replacement of the Cabin. Bill clarified that George Stratford, Quantity Surveying and Property Manager felt that the asbestos roof and other areas of the building are in a poor condition. He had indicated a cost of in excess of £140,000 for a rebuild which would be fully DDA compliant.

An enquiry was made as to how much it costs to run the Centre. Bill gave a breakdown of the annual costs.

a) **Remain Open**

It was the unanimous view of the user groups that the Cabin should be kept open.

Bill clarified that the Member/Officer Group recommendation to Cabinet was to close because the Cabin was considered to be beyond economic repair and refurbishment. Other buildings are available locally which groups could be supported to relocate to. Bill asked the groups to present the reasons they have for wishing to keep the Cabin open. These were given as follows:

- i. Other buildings in the area have previously been demolished e.g. the Glebe Centre. Other facilities in the area have closed and groups have been relocated in the past.
- ii. It was felt that the building is not in a particularly bad condition. Bill disagreed with this.
- iii. It was felt that the annual revenue costs of £2,850 (including £1,513 for cleaner) were low and therefore did not warrant closure. The group expressed surprise regarding the Cabin having a cleaner.
- iv. It was felt the Cabin was worth retaining because of its central location. Concerns were expressed about the idea of the elderly group being moved out of a Centre again after being previously moved from the Bentinck Centre.
- v. It was felt that the high usage of the Centre justified its retention. Bill clarified that usage was three groups once a month and one group twice a week.
- vi. An enquiry was made about the possible allocation of Centre Supervisors hours. If it was not viable to allocate a Centre Supervisor then it was pointed out that the current keyholding arrangements have been in existence for a good number of years. It was felt that this was adequate and could continue with additional responsibility put on to the keyholders for any health and safety issues. Bill briefly clarified the fire warden and evacuation controller responsibilities. Other premises have a letting system and either a janitor or Centre Supervisor to ensure the Health and Safety of users. It was pointed out that some of the users have already undertaken some basic fire and safety training and are willing to

undertake more if need be. It was suggested two representatives from each group could be nominated to do all the relevant fire and safety and health training needed.

- vii. Concern was raised that the Community Council is currently a well attended group. It was felt that any relocation may discourage members and endanger the current success of the Community Council.

b) **Form a Committee or Bentinck Social Club Lease the Cabin from the Council.**

Bill outlined what would be involved if the Centre users were to take on a lease of the Cabin from the Council. He briefly explained the two different types of lease. He advised that in order for a group to take out a lease they would have to get funding and be able to evidence that the project was financially viable. The group would also have to compile a business plan. He indicated that Neil McKenna the Councils External Funding & Sustainability Officer to meet with the groups if this option warranted further consideration. **It was unanimously agreed by the groups that taking out a lease was not considered to be a viable option**

c) **Any Other Options**

No other suggestions were made.

4. **RELOCATION OPTIONS**

A list of possible alternative venues for relocation had been prepared and issued in the packs provided to the lead representative of each group. Bill asked the groups to look at the list and explained the possible venues which are currently available, and the costs involved. He explained that the majority of the venues are nearby the existing Cabin. Bill raised the point that the groups who meet monthly have a membership who are more spread out than the Senior Citizens group. Therefore, he felt relocation should be less of a problem to them than to the Bentinck Social Club. Bentinck Social Club had indicated that all of their members are elderly and would find it difficult to relocate. Bill highlighted the availability of Rosebank Resource Centre which was only 0.27 miles from the Glebe Cabin (approximately 0.6 miles by road).

The options of possibly assisting some senior citizens to travel to alternative venues were looked at. Bill had made enquiries about potential transport providers. Dial-a-bus does not operate after 6pm in the evening. He had been given an indication that it would be very unlikely that department transport would be available. A further possible option may be to use taxis or a minibus. The Coalfield Community Transport Scheme was identified as a possibility. This would involve voluntary drivers and would have a cost.

Bill suggested that an application could be made for an East Ayrshire local community grants by the group to assist them in their relocation. The local Community worker could help with grant applications for this but there is no guarantee of success. **There was reluctance from all groups to relocate.**

5. **OUTCOME OF CONSULTATION**

It was agreed that Bill would produce a note which would summarise the discussion. He will circulate this to the lead representative of each group who could suggest any amendments or additions. He will also contact them to get their views as to anything else they felt was required to conclude the consultation.

6. **REPORT TO CABINET**

Cabinet had requested that a report on the outcome of the Consultation should be submitted to them at as early a meeting as possible when they resume after the summer break. Every effort will be made to meet this request. The process will be concluded as soon as possible in order that a report can be presented to meet this timescale.