

SUBJECT: DEVELOPING THE FUTURE MY DAY MY LIFE BASES

MEETING: CABINET

DATE: 11th OCTOBER 2023

DIVISION/WARDS AFFECTED: ALL

1. PURPOSE:

To present the findings of the final options appraisal for the proposed future My Day, My Life bases in Abergavenny and Monmouth, and to seek approval of the recommended bases.

2. RECOMMENDATIONS:

That Cabinet considers the findings of the options appraisal and the recommendations set out in the My Day, My Life Future Bases Final Options Appraisal report, and agrees the following recommendations:

- (i) The Overmonnow Family Learning Centre is the future My Day, My Life base in Monmouth
- (ii) The Melville Centre is the future My Day, My Life base in Abergavenny
- (iii) That the Tudor Street building is declared surplus to the needs of the Social Care and Health Directorate on the basis that the service aims in identifying an appropriate base for My Day, My Life have been achieved for Monmouth and Abergavenny using alternative community assets.
- (iv) That a full options appraisal is undertaken to determine the future use of the Tudor Street building within a specified timeframe to allow interested parties the opportunity to come forward.

3. BACKGROUND:

- 3.1 The background to the My Day, My Life service's development is set out in the My Day, My Life Future Bases Options Appraisal (Appendix A).
- 3.2 A review was undertaken between November 2022 - March 2023 by Practice Solutions Ltd. The final review report was produced in March 2023 with recommendations to the council for the future for the My Day, My Life service.
- 3.3 The review made 10 recommendations for the service's future development which were agreed in full by Cabinet on 26th July 2023 (See Appendix 1).

3.4 Recommendation 7 of the review is: The Service should have safe and accessible buildings. This is a pivotal recommendation and work has been completed to produce a robust proposal to deliver this.

4. THE VISION FOR THE FUTURE OF MY DAY MY LIFE BASES

4.1 A clear vision for the future bases has been developed, informed by information provided during the Practice Solutions Review and further consultation with people who receive the service. This is set out in Appendix A. The key requirements are summarised below:

- The bases will support both people who use the service and the workforce, and so will need to fulfil a variety of functions.
- They will offer a safe, dedicated space that is accessible at all times when the service is running. There will always be somewhere to go if plans don't work out.
- People should feel at home in the base, that it is theirs and they belong there, and that they don't need permission to use it.
- The bases will provide an opportunity for people to meet up.
- They will be a suitable place to undertake a group activity or hold a meeting.
- The bases will be used in a fluid way, responding to the needs and aspirations of the people supported.
- Some days the bases may have people in them and other days not, depending on what people have planned for their day.
- They need to support access to other activities and community events and that the feel of them should be inclusive and integrated with the wider community.

5. FINAL FUTURE BASES OPTIONS APPRAISAL

5.1 The process for identifying the future bases is set out in Appendix A which includes a detailed options appraisal matrix. The final selection was made having considered the following aspects:

- (i) How well the base matches the future requirements of the My Day, My Life service.
- (ii) Costs
- (iii) Speed of implementation and future sustainability
- (iv) Impact on other community spaces

5.2 An independent surveyor was commissioned to produce an assessment and costed options appraisal around the accessibility standards and WC facilities for each of the properties shortlisted. The appraisal can be found in Appendix 5 and a summary of the recommended investment required within Appendix A.

5.3 The views of the people using the service and their families were on what they wanted in a My Day, My Life base and on the potential shortlisted buildings under consideration. A summary of the process and outcomes of this are attached (Appendix 3) have informed the final options appraisal.

6. CONCLUSIONS

6.1 Abergavenny

6.1.1 While Abergavenny Community Centre has many positive aspects, having the main room for My Day, My Life and the changing bed facilities in different levels, or locating the base in the lower level away from the main community facilities, rules it out of final consideration.

6.1.2 The Tudor Street building and the Melville Centre both meet the future requirements of the My Day, My Life service, with the main distinction in this aspect being that the Melville Centre is an existing vibrant community facility while the Tudor Street building is a specialist social services facility. While there is potential for the Tudor Street building to be developed as a more inclusive community space, this could have a detrimental effect on other nearby community spaces (including Abergavenny Community Centre and the Melville Centre) as it would be competing with them for the room hire income that they all need. In contrast, locating in the Melville Centre will improve its sustainability as well as resulting in a more accessible venue for the whole community.

6.1.3 Both will require initial capital investment but Tudor Street will incur an additional revenue cost to the Council of £23,166 pa. whereas there are no additional revenue costs associated with the Melville Centre. Establishing a base at Melville Centre and either disposing of, or transferring liability to a third party occupier at Tudor Street, (subject to an options appraisal) would facilitate a revenue saving.

6.1.4 In conclusion, the factors of location in a vibrant community facility, increasing accessibility in an existing community facility, and no additional revenue costs, lead to the Melville Centre being the recommended option for a base for My Day, My Life in Abergavenny.

6.2 Monmouth

6.2.1 The Bridges Centre offers the most vibrant community facility of the three options in Monmouth, but the inability to have a dedicated room throughout the week means that it does not meet the essential requirements for the My Day, My Life base.

6.2.2 Monnow Vale Health and Social Care facility rates highly for its accessibility and cost but falls short on two essential requirements – a vibrant community space and flexible space for special events. It also does not meet any of the desirable requirements.

6.2.3 Overmonnow Family Learning Centre also has limited community use at present, but it does meet the other essential requirements and all the desirable requirements for the service. It would be the most expensive of the three potential locations but, as it offers the best match for a My Day, My Life base in Monmouth, it is the recommended option.

7. EQUALITY AND FUTURE GENERATIONS EVALUATION (INCLUDES SOCIAL JUSTICE, SAFEGUARDING AND CORPORATE PARENTING):

7.1 An Integrated Impact Assessment has been undertaken and is attached as Appendix 6.

7.2 A summary from Section 8 of the Integrated Impact Assessment identifying the significant positive and negative impacts is detailed below.

Positive Impacts

- My Day, My Life is a service for adults with a learning disability who have had a social worker assessment which indicated that they need support to access or engage in day opportunities. The establishment of bases in Abergavenny and Monmouth will support the development of the service and enable improved support for service users.
- The choice of the Melville Centre for the Abergavenny base will result in significant accessibility improvements and appropriate toilet and changing facilities in a community building, which is of benefit to service users and other disabled adults in the area.
- The choice of Overmonnow Family Learning Centre for the Monmouth base will provide service users with access to an adjustable-height kitchen.
- The users of My Day, My Life who are younger, and those coming through transition and expected to join My Day, My Life in the short to medium term, have said that involvement in the community is often more important than the My Day, My Life base. The proposed future bases are either in a vibrant community hub (Melville Centre) or have potential for further community development (Overmonnow Family Learning Centre). These stronger links to the wider community will be a positive development in supporting people to meet their personal goals and aspirations.
- The choice of bases maximises the use of community resources and expands the opportunities people have to access community activities and opportunities.

Negative Impacts

- There is a risk that opening bases in both areas may mean that people perceive the service may be defaulting to a more buildings-based service. When in reality the future service will be a mixture of community and hub-based activity. Some people who may wish to see a return to a traditional buildings-based model of support may be disappointed.
- Works to buildings to ensure accessibility will take between 8 and 12 weeks, so there may be a period where a small number of individuals may not be able to access the base fully or at all.

8. REASONS:

- 8.1 The options appraisal has considered the key aspects required of the future bases in Abergavenny and Monmouth, balanced the relative pros and cons of each of the potential buildings and has resulted in a proposed base for each location.
- 8.2 Establishing suitable bases for My Day, My Life will be central to how the service develops in line with the 10 recommendations in the Practice Solutions Review report.
- 8.3 The Melville Centre will enable us to achieve the service aims to provide an appropriate base for My Day, My Life whilst enabling the release of the Tudor Street building for an options appraisal to determine its future use.

8.4 Approval of the recommendations for the future bases will support the delivery of a modernised service which has the right ethos and values, is fit for the future, and delivers high quality support.

9. RESOURCE IMPLICATIONS:

9.1 Both the recommended bases require capital investment to undertake necessary works to ensure they provide accessible toilets, changing bed facilities and other works to ensure they are fit for purpose for the future. The estimated costs of the works are set out in Appendix 5.

9.2 The table below sets out the estimated capital and running costs associated with the proposed future bases.

Site	Additional Revenue Costs	Service accommodation capital investment	Year 1 investment
Abergavenny Base: Melville Centre	No additional costs No rental cost as existing management agreement transfers all income, including rent, to MCC. MCC currently incur utility costs for the property.	£135,355 - Resurfacing of car park, - Widening of approach path and replacement of entrance door - WC improvements - installation of evac chair - Mechanical & electrical services. Tea point and vinyl floor finish	<u>£135,355</u>
Monmouth Base: Overmonnow Family Learning Centre	£9,021 pa (electricity, gas and water based on pre-pandemic consumption when building was partially occupied) No rent payable as MCC owned and operated asset but additional maintenance costs will be incurred.	£127,650 - Improved pedestrian access including lighting, - Replacement of ramp and steps to entrance, - Remodelling and refurbishment of WC	<u>£136,671</u>
TOTAL			<u>£272,026</u>

10. CONSULTEES:

Jenny Jenkins – Head of Adult Services
Nicholas Keyse - Acting Head of Landlord Services

11. BACKGROUND PAPERS:

- Appendix A – Final Bases Options Appraisal
- Appendix 1 – Review Recommendations
- Appendix 2 – Initial Options Appraisal and Feasibility Assessment
- Appendix 3 – Report - Consultation with people August 2023
- Appendix 4 – The Future Requirement Criteria and Assessment
- Appendix 5 – Surveyor Report
- Appendix 6 – Integrated Impact Assessment

AUTHOR:

Jane Rodgers - Chief Officer, Social Care & Health

CONTACT DETAILS:

Tel:

E-mail: janerodgers@monmouthshire.gov.uk