

ANGUS COUNCIL

SOCIAL WORK COMMITTEE
EDUCATION COMMITTEE

29 February 2000
7 March 2000

REPORT BY THE DIRECTOR OF PROPERTY SERVICES

No 252/00

THE FUTURE USE OF FAIRLIE HOUSE

Abstract

This report outlines the proposed future use of Fairlie House, Kirriemuir and the provisional terms of an agreed sale of part of the property to Angus College .

RECOMMENDATION

The respective Committees are recommended to:

1. note and approve the contents of this report;
2. note and approve the provisional agreement between the Council and Angus College in relation to the proposed sale of part of the property to the college for their use; and
3. note that the details of the transaction between Angus Council and Angus College will be reported to the Personnel and Property Services Committee on the 14 March 2000;

1 BACKGROUND

Fairlie House, Kirkton Hill, Kirriemuir is a residential home for older people, which was closed to residents in December 1999 and, in accordance with standard procedure, the Property Services Department sought expressions of interest from other Council departments as to the possible future uses of the property.

It was established that the Social Work department wished to continue to provide certain services from this property as outlined below and that the Community Education Service which is currently located in leased premises at Gordon Park in Kirriemuir was interested in relocating to a more suitable property. We also had an expression of interest from Angus College to establish an outreach centre in the Kirriemuir area.

Dialogue was entered into with the parties concerned and an outline scheme has been prepared whereby the building can be utilised as proposed in this report. While the layout of the building is such that it is feasible for certain wings of the building to be allocated to the respective parties, there will nevertheless be costs incurred to carry out the necessary adaptations to suit the specific requirements of the respective departments and Angus College.

SOCIAL WORK

The Social Work Department is seeking committee approval to continue to provide a number of existing Social Work services which are detailed below, to re-locate the existing Social Work office which is no longer appropriate for the operational needs of the service and to locate the recently created Peripatetic Child Care Team from their temporary accommodation in Friockheim Resource Centre as will the new peripatetic daycare service for Kirriemuir and South West Angus.

It is proposed that Fairlie House will continue to be used to provide the following existing Social Work services:

- Meals on Wheels,
- Social Care Officers,
- Community Alarm Mobile Response Team and the Community Alarm control room.

The Meals on Wheels service provides meals to some of the most vulnerable people within the community. It is widely acknowledged that this service is fundamental to maintaining the individual's independence, this enables the person to continue to stay in their own home. Fairlie House provides a large number of meals for the Kirriemuir and surrounding areas, these meals are made to a very high standard, and a suitable local delivery service is also provided, this is extremely important as the transportation of meals is problematic.

Fairlie House also provides a local office base for a number of Social Care Officers and for the Community Alarm Mobile Response team responsible for the Kirriemuir / Forfar area. It would be operationally unsuitable to relocate these staff from Fairlie House to the nearest residential unit, which is in Forfar.

There are three Community Alarm Mobile Response Teams, within the Social Work Department, one in each responsibility area. These teams are all controlled from a central control room, which is operational 24 hours a day, 7 days a week. This control room is located within the former Officer in Charges flat on the first floor of Fairlie House. Due to the complexity of both the telecommunications and computer equipment required to operate the Community Alarm scheme, the relocating of this control room to another location within Angus, would be expensive and would create a number of operational difficulties.

There are a number of additional services to be located at Fairlie House, these will include the Peripatetic Child Care Team, which is temporarily based in the Friockheim Resource Centre. However, this team's area of responsibility is Forfar/Kirriemuir and it would be ideally located on the lower ground floor of Fairlie House. Similarly the newly established team providing peripatetic daycare could have a suitable office base within the reconfigured services at Fairlie House.

The Fairlie House Complex includes the ex Matron's bungalow which is currently used as an office by the Social Work department. It is proposed to rationalise the provision of social work services on this site by relocating this office from the detached bungalow to the first floor of Fairlie House. The current accommodation does not provide appropriate office accommodation, nor does it provide suitable confidential reception or interview facilities. The relocation of the office to Fairlie House will significantly improve the facilities for both the public and staff at reasonable cost. The relocation will also enable the detached bungalow to be declared surplus to the Council's requirements and it is currently proposed to negotiate a sale of this property to the Angus Community Care Charitable Trust as residential accommodation. If the sale to ACCCT were not to proceed, the bungalow could be sold on the open market.

Notices of Intention to develop have been lodged with the Planning and Transport department for the change of use of Fairlie House from an RHE to offices and the change of use of the bungalow from offices to residential.

COMMUNITY EDUCATION

The present Community Education service in Kirriemuir is provided from a first floor leased office unit in Gordon Park. The lease is due to expire in December 2001 (currently £4,000 per annum) and the Education department would then require to find alternative premises. Fairlie House offers one available option. There will, however be a requirement for a degree of adaptation of the building and the likely costs are currently estimated to be in the order of £60,000. The specific details and costings will be prepared at a later date and reported accordingly for consideration and approval.

2 ANGUS COLLEGE

Angus College has expressed a keen interest in establishing an outreach centre in Kirriemuir and regards Fairlie House as suitable to their needs. They are particularly attracted to the mutual advantage of being in the same building as Community Education as this will strengthen the respective educational services provided by each agency.

There may also be further advantages to the College in that the co- location with Social Work services could provide further opportunities for training through Social Work placements.

The College's interest would be served by them being allocated a wing of the property and this would require to be sold to them. In order to satisfy their requirements, together with the fact that their part of the property would be in separate ownership, certain works would be required to divide their wing from the remainder of the property. In addition a further 10 parking spaces would be required to meet the requirements of the College and these parking spaces would be provided within the curtilage of the site. In our dialogue with the College we have reached provisional terms of agreement in relation to the sale and these will be reported to the next meeting of the Personnel and Property Services Committee on the 14 March 2000.

3 FINANCIAL IMPLICATIONS

There will be capital receipts estimated at £140,000 in total from the sale of the wing to Angus College in 1999/2000 and from the potential sale of the bungalow. These receipts when realised will, in line with the Scottish Executive current Capital Consent methodology, allow the Council to utilise some 50% of the actual sale value to augment the capital expenditure programme. It is proposed to earmark the net estimated usable capital receipt of £70,000 for the adaptation of the property for the Social Work and Education Departments. The £70,000 balance of the capital receipt which is not usable for augmentation purposes will be restored by anticipated additional capital receipts which have been identified as part of the 2000/01 ongoing overall funding resources review. However, the utilisation of this new found resource will restrict the room for manoeuvrability via carry forward capital receipt facility and may impact on the capital programme delivered in 2001/02.

It is emphasised that the funding package may have to be revisited in the event that the bungalow estimated sale price is not fully realised or in the event that difficulties are encountered in achieving the sale.

Any redevelopment costs within the area allocated to Angus College will require to be wholly funded by the College themselves.

EXPENDITURE

Separation costs and car parking costs	£21,000
Adaptation costs	£190,000
Total	£211,000

FUNDING

Net estimated usable capital receipt to the General fund.	£70,000
Revenue funding (CFCR) between Social Work and Education	£71,000
Total	£141,000
Shortfall - to be met from additional anticipated Capital Receipts	£70,000

The revenue implications for the Social Work department and Education department will be contained within their existing respective revenue budgets.

4 CONSULTATION

The Chief Executive, the Director of Law & Administration, the Director of Finance, the Director of Social Work, the Director of Education and the Director of Planning and Transport have been consulted in the preparation of this report.

5 CONCLUSION

The proposed use of Fairlie House as outlined above meets the operational requirements of the Social Work and Community Education services to be provided in Kirriemuir and supports the working partnership between Angus College and Angus Council. The co-location of the Social Work Services, Community Education and Angus College within Fairlie House will bring benefits to each of the parties and secure this property resource within Kirriemuir for the foreseeable future.

REFERENCES

<u>Committee</u>	<u>Date</u>	<u>Report No</u>	<u>Subject</u>
Social Work	17/08/99	760/99	Option Appraisal - Best Value Review of Residential Care
Social Work	6/10/99	964/99	Closure of Fairlie House and Lunan Park
Social Work	18/01/00	55/00	Update on the Closure of Fairlie House and Lunan Park

BACKGROUND PAPERS

No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information), were relied on to any material extent in preparing the above report.

M G Lunny
Director of Property Services

102