

ANGUS COUNCIL

PERSONNEL AND PROPERTY SERVICES COMMITTEE
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JOINT REPORT BY THE DIRECTOR OF PROPERTY SERVICES AND
DIRECTOR OF SOCIAL WORK

No 309/00

WIRREN HOUSE, RESIDENTIAL UNIT FOR ADULTS WITH LEARNING DISABILITIES - COMPLETION OF THE PROGRAMME OF BEDROOM UPGRADING

Abstract

This report outlines a proposal to undertake the final phase of bedroom and heating upgrading at Wirren House Residential Unit for adults with learning disabilities at an estimated cost of £63,000 provided from the Property Renewal and Repair Fund.

RECOMMENDATION

The Committees for their respective interests are recommended to:

1. note this report;
2. approve the combined bid for supplementary funding in the sum of £63,000 from the Property Renewal and Repair Fund;
3. instruct the Director of Property Services to progress these works immediately.

1 INTRODUCTION

Wirren House is a residential home for adults with learning disabilities in Montrose.

There is an ongoing programme of refurbishment of the building, including the upgrading of residents bedrooms. Ten bedrooms have still to be upgraded and it is proposed that these works be undertaken, as a final phase, in the coming financial year.

There is also an ongoing programme to upgrade the heating system and it is proposed that the final phase of these works be undertaken in the coming financial year.

The programme of refurbishment at this residential unit shows the continued commitment by the Social Work department to achieving the highest possible standards of accommodation for the individuals who are in their care.

Neither the 1999/2002 Capital Programme nor the Social Work 2000/01 Revenue Budget can accommodate the associated costs.

2 BACKGROUND

A co-ordinated programme of planned maintenance and improvements has been agreed and progressed by the Property Services and Social Work Departments over a number of years incorporating phased programmes of window replacements, heating upgrades and upgrades for bedrooms, funded from a range of different sources.

Window replacements are being undertaken in three phases in 1998/99, 1999/00 and 2000/01 respectively. The heating upgrade will be undertaken in two phases in 1999/00 and 2000/01 and the bedroom upgrades in several phases since 1998 culminating in a proposed final phase in 2000/01.

There is an ideal opportunity to co-ordinate these three programmes in the coming year and hence ensure that the disruption to the residents in the affected wings is minimised, providing that funding can be made available for the bedrooms upgrading.

3 FINANCIAL IMPLICATIONS

The full cost of the final phase of bedroom upgrades has been estimated at £30,000 inclusive of fees and other charges. The full cost of the final phase of heating upgrades has been estimated at £33,000 inclusive of fees and other charges.

These costs cannot be contained within either the 1999/2002 Capital Programme or the Social Work 2000/01 Revenue Budget and it is therefore necessary for supplementary funding to be made available from the Property Renewal and Repair Fund.

Following discussions between the Property Services and Social Work Departments it has been agreed that these works represent one of their highest priorities and that since funding is unavailable from other sources it should be made available from the Property Renewal and Repair Fund as an exceptional case.

The provision of this funding will enable the following programme of works to be undertaken at Wirren House in 2000/01.

Bedroom Upgrades	£30,000	Property Renewal and Repair Fund
New Heating System [<i>Phase 2</i>]	£33,000	Property Renewal and Repair Fund
Window Replacements	£ 7,000	Property Maintenance Revenue Budget
Total	£70,000	

4 CONSULTATION

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

5 CONCLUSION

The Committees for their respective interests are recommended to note this report, approve the combined bid for supplementary funding in the sum of £63,000 from the Property Renewal and Repair Fund, instruct the Director of Property Services to progress these works immediately.

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