

CABINET

17 JANUARY 2012

SURPLUS ESTATE FOLLOWING DECISION ON FUTURE PROVISION OF MENTAL HEALTH SOCIAL CARE SERVICE

Portfolio Holders: Councillor David Brake, Adult Services
Councillor Alan Jarrett, Finance

Report from: Rose Collinson, Director of Children and Adults

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Summary

This report requests that Cabinet declares surplus 5 and 7, Montgomery Avenue, Chatham, so that these properties can be disposed of.

1. Budget and Policy Framework

1.1. As the value of 5 & 7, Montgomery Avenue is over £100,000, but below £1,000,000, their disposal is a matter for Cabinet.

2. Background

2.1. Medway Council must ensure the social care needs of adults who are vulnerable because of their mental health are met, that effective safeguarding arrangements are in place, and the Council's legal duties are discharged. These obligations are set out in the NHS & Community Care Act (1990), the National Assistance Act (1948), the Mental Capacity Act (2005) and the Mental Health Act (2007).

2.2. These duties are currently performed under contract by Kent & Medway NHS and Social Care Partnership Trust (KMPT) but this contract will terminate with effect from 1 February 2012.

2.3. Before the Council performed the Mental Health Social Care services through its current contract with KMPT, Adult Mental Health Social

Care was an in-house service, operating from several locations across Medway in either council- owned or leased property, these properties were:

- Ground and First Floor at Kingsley House, Gillingham (leased)
- 5 and 7, Montgomery Avenue, Chatham (owned)
- 147, Nelson Road, Gillingham (owned)
- 1a. and 1b. Chaucer Road, Gillingham (owned)
- Eagle Court.

With the exception of 1a and 1b Chaucer Road, which was previously declared surplus and disposed of, KMPT has continued to use all of these properties.

- 2.4. On termination of the contract with KMPT, the Mental Health Social Care service will come into Council management from 1 February 2012. The Council's lease on Kingsley House is due to end on 28 June 2012. The Mental Health Social Care service will move from Kingsley House by 1 February 2012 to occupy an area on the ground floor of the Compass Centre South Block, where a Council lease is in place until March 2015.
- 2.5. 5 and 7, Montgomery Avenue are two adjoining semi-detached houses that have been converted to provide an administrative office base for the Community Support Outreach Recovery Team (C.S.O.T.) in a predominately residential area of Chatham. C.S.O.T. enables people suffering from mental illness and distress to continue to live independently and to the best of their potential in their own home in the community. The team comprises around 20 social care staff. The team currently receives about 120 referrals per annum and around 80 individuals move on from the service every year. The individuals supported by the service are visited in their own homes in the community and rarely visit the office. It is intended that C.S.O.T. continues to be provided as a key element of the Mental Health Social Care service.
- 2.6. Cabinet decision 171/2011 set out that the Council would directly manage mental health care management and services from 1 February 2012. The C.S.O.T. service will be transferred entirely as part of these arrangements.

3. Options for future of 5 and 7, Montgomery Avenue, Chatham

- 3.1. Two options have been identified in regard to the future of 5 and 7, Montgomery Avenue. These are set out below:
 - 3.1.1. **Option 1: Retain 5 and 7, Montgomery Avenue as separate administrative base for C.S.O.T.**

Advantages:

- No disruption to C.S.O.T. staff.

- Some ancillary activities provided at 5 and 7, Montgomery Avenue (but not directly part of the function of this service) can continue and not be disrupted.
- Possible advantage of this office base during bad weather. Previously Montgomery Avenue was accessible when other buildings became inaccessible.

Disadvantages:

- Running costs incurred in the Mental Health Social Care Budget.
- Team remains separated from the Care management Teams with whom they need to work with closely.

3.1.2. Option 2: Provide office and administrative base for C.S.O.T. at the Compass Centre and dispose of 5 and 7, Montgomery Avenue

Advantages:

- Reduced costs to the Mental Health Social Care budget.
- CSOT members share the same office and administrative base with care management teams.
- Capital receipt on disposal of 5 and 7 Montgomery Avenue.

Disadvantages:

- Disruption to C.S.O.T. administration caused by move.
- Potential for loss of C.S.O.T. team identity.

4. Advice and analysis

- 4.1. Officers recommend option 2, set out in 3.1.2. above, to provide office accommodation and an administrative base to the C.S.O.T. service at the Compass Centre. This would allow for the disposal of 5 and 7, Montgomery Avenue.
- 4.2. Officers believe that there are several important operational advantages in locating the C.S.O.T. base in the same location as the Care Management team at the Compass Centre.
- 4.3. Co-location will facilitate more timely and effective communication about the referral and allocation of clients, as well as providing opportunities to review support arrangements, including, for example, occasions where additional and intensive support to weather a mental health crisis at home is indicated. Equally important are the opportunities co-location affords for early discussion and review of clients who are in a position to consider further independence, for example, considering use of personal budget, or using vocational input.
- 4.4. There is also the potential to combine the administrative resources of C.S.O.T. and care management, to provide improvements to the administrative capacity of these teams. This is particularly important for the development of better referral management and performance reporting. It is also important in relation to facilities management.

- 4.5. In relation to Equality Impact Assessment, there is no evidence to suggest that this change of office and administrative base will make a differential impact on any minority group afforded protection by the Equality Act.

5. Risk Management

Risk	Description	Action to avoid or mitigate risk
Continuity of care and support to users	The closure of 5 and 7 Montgomery Avenue is perceived by users and their family carers to mean that the service is closing.	<p>C.S.O.T. will explain to users and their carers that the change in office location does not mean that the service is closing and explain that the service is continuing.</p> <p>Wherever possible, existing telephone numbers and e-mail addresses will be retained to ensure continuity of communication. Mail will be redirected.</p>
Compass Centre facilities are not “fit for purpose”	The accommodation and facilities available are below the standard available at Montgomery Avenue or not all of the service requirements are met.	The Service Manager is directly involved with the preparation for the move to the Compass Centre and there are also opportunities for team members, including the team administrators, to play their part in achieving a smooth transition.
Members of the Gardening Group that use the garden area are adversely affected.	This is an early onset dementia gardening group that use the gardens of 5 and 7, Montgomery Avenue.	Although this is an ancillary activity to the function of the service, users of the group and their carers may be affected by this decision. Reasonable notice will be given to the group and the reasons for the notice

		will be explained. We will also support the group leader to identify an alternative garden site.
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6. Consultation

- 6.1. The C.S.O.T. Manager and staff members have taken an active part in all of the briefing and consultation events in relation to the changes to the provision of Mental Health Social care in Medway since July 2011. They are aware of the option to dispose of the Montgomery Avenue properties and of the relocation of the office base to The Compass Centre. They have been working to ensure that there will be a smooth transition.
- 6.2. Users of the service do not use the administrative base of the C.S.O.T. and therefore have not been consulted on the options for the use of these properties.
- 6.3. Consultation meetings that have taken place with users concerning the change to the provision of services has included discussion of the C.S.O.T. service. Assurances were given that the service will continue after 1 February 2012.

7. Estate Plan and property issues

- 7.1. It is proposed that the C.S.O.T. service and the Care Management service relocate from 1 February 2012 to use part of the vacant accommodation at the South Block of the Compass Centre for its main office and administrative base.
- 7.2. Because the two day resource services will continue to operate from their existing bases, it is proposed to retain 147 Nelson Road and Eagle Court, Rochester. The need for these services will be considered in the review of the service in the coming year.
- 7.3. The Mental Health Social Care service will no longer need to use Kingsley House. Mental Health Social Care staff, coming into Council management, will vacate Kingsley House on 1 February 2012.
- 7.4. If KMPT wishes to stay at Kingsley House, it will need to take a lease directly from the Landlord of Kingsley House, before the Council's lease expires in June 2012. The Council's Valuation & Asset Management Team are in discussions with KMPT and the Landlord about this.
- 7.5. The Mental Health Social care service will not need to use 5 and 7, Montgomery Avenue, following the move to the new base at The Compass Centre, so these properties can be sold.

7.6. The Chief Finance Officer has assumed interim management responsibility for Asset & Property Services until the Assistant Director (Housing and Corporate Services) post is filled. Therefore, Cabinet is asked to delegate any property matters to the Chief Finance Officer.

8. Financial and legal implications

8.1. The Council has a duty under Section 123 of The Local Government Act 1972 to obtain best consideration, when it disposes of interests in property, unless consent is obtained from the Secretary of State, or one of the general consents applies.

9. Recommendations

9.1. Cabinet declares surplus 5 and 7, Montgomery Avenue, Chatham.

9.2. Cabinet delegates authority to the Chief Finance Officer in consultation with the Portfolio Holder for Finance to dispose of these properties for best consideration.

10. Suggested reasons for decision(s)

10.1. So that 5 and 7, Montgomery Avenue, Chatham, can be disposed of.

10.2. As the value of 5 and 7, Montgomery Avenue is over £100,000 but below £1,000,000, their disposal is a matter for Cabinet.

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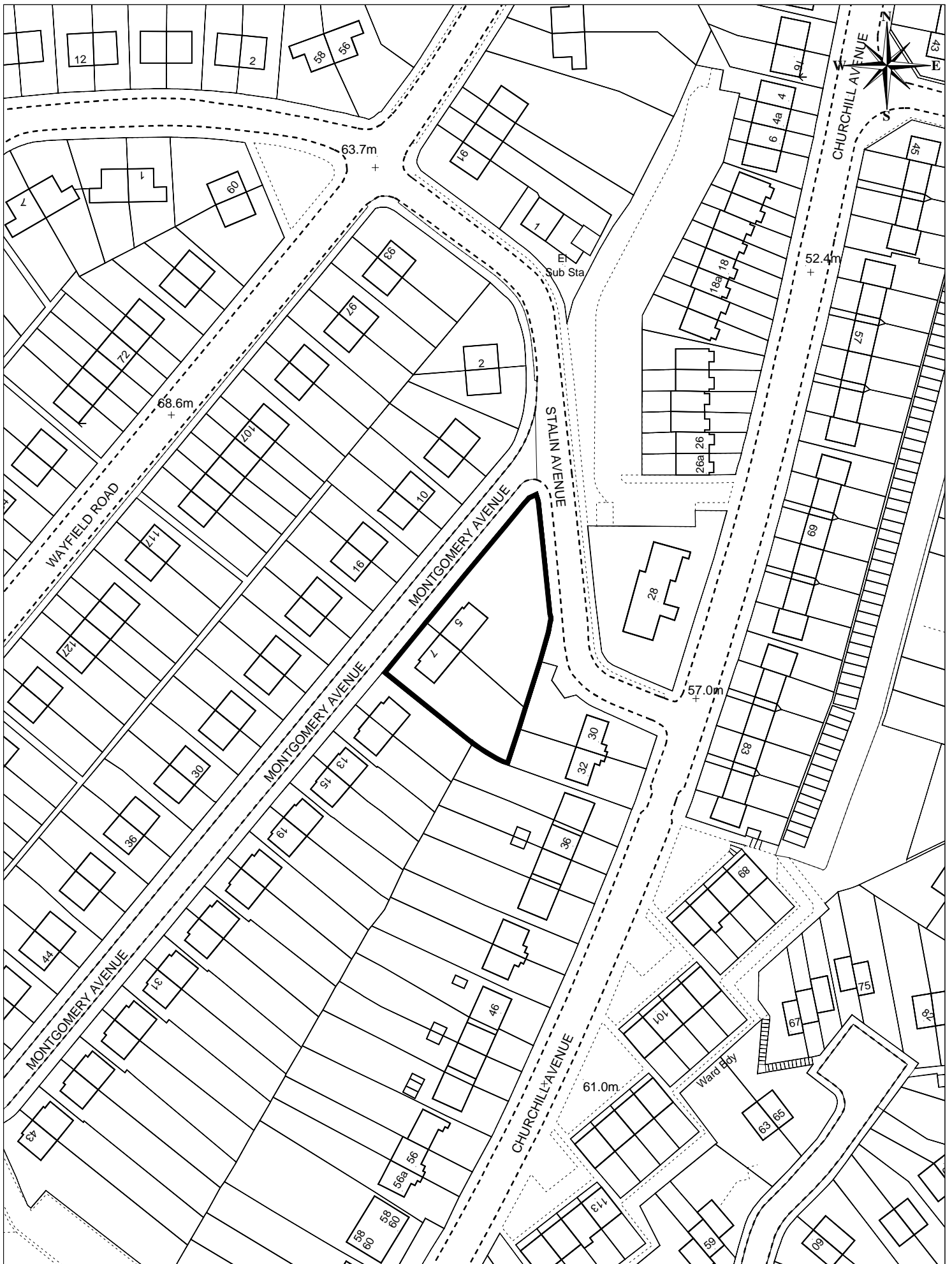
Background papers

Medway Council: Health and Adult Social Care Overview and Scrutiny Committee 15 December 2011, *Item 8: Adult Mental Health Social Care Report*.

Medway Council: *Record of Cabinet Decisions of 20 December 2011 (specifically, decisions: 171/2011, 172/2011, 173/2011)*. 21 December 2011.

Kent & Medway NHS and Social Care Partnership Trust (KMPT): *Medway Community Support Outreach Recovery Team (C.S.O.T.) Operational Policy*. June 2011.

Medway Council & KMPT: *Signed Heads of Agreement and Heads of Resolution between Medway Council and Kent & Medway NHS and Social Care Partnership Trust*. 23 May 2011.



5 - 7 Montgomery Avenue

Area = 1,348 m²



Scale: NTS 15/12/11