

WIRRAL COUNCIL

CABINET

21 JULY 2011

SUBJECT:	<i>SURPLUS ASSET, DEPARTMENT OF ADULT SOCIAL SERVICES FORMER CARE HOME, MEADOWCROFT, 304 SPITAL ROAD, BROMBOROUGH.</i>
WARD/S AFFECTED:	<i>BROMBOROUGH</i>
REPORT OF:	<i>DIRECTOR OF LAW HR AND ASSET MANAGEMENT</i>
RESPONSIBLE PORTFOLIO HOLDERS:	<i>CORPORATE RESOURCES AND SOCIAL CARE AND INCLUSION</i>
KEY DECISION	NO

1.0 EXECUTIVE SUMMARY

- 1.1 This report seeks authority to declare surplus a former care home, Meadowcroft, Spital Road, Bromborough and to seek authorisation to negotiate terms for its disposal to Age Concern Wirral.
- 1.2 This proposal is in support of the Council's goal to reduce the running costs of the Council by improving the efficiency and value for money of the Council's Services.
- 1.3 The savings in respect of the running costs of this building have been previously declared.
- 1.4 The sale is not a Statutory duty.

2.0 RECOMMENDATION

- 2.1 That the asset be declared surplus and the Director of Law, HR and Asset Management be authorised to negotiate terms of disposal, by sale or lease, to Age Concern Wirral (ACW).
- 2.2 That any proposed consideration for sale, established by an independent valuation, be reported back to Members.
- 2.3 That any lease at current market rates be dealt with under the Director of Law, HR and Asset Management's Scheme of Delegation.

3.0 REASON FOR RECOMMENDATION

- 3.1 The building is no longer required for operational purposes by the Council and ACW has submitted detailed proposals for reuse of the building, which will offer a variety of new services for the benefit of the local community and Wirral Residents.

4.0 BACKGROUND AND KEY ISSUES

- 4.1 Cabinet, at its meeting on 9 December 2010, identified a number of Adult Services' operational buildings for closure.
- 4.2 Meadowcroft, 304 Spital Road, Bromborough, is a 23 bed care home, with additional day care facilities, constructed in 1963. The bedrooms are located on the ground floor and all have en-suite facilities. The 1 acre site is shown edged black on Plan No 1.
- 4.3 The residential accommodation closed in March 2011, however, the day care facility is open weekdays and currently used by 5 clients.

5.0 PROPOSAL

- 5.1 ACW has submitted a proposal for the reuse of Meadowcroft. In order to progress this, authority is requested to enter into negotiations with ACW for a lease or sale of the building. If sold, the sale price would be determined by independent valuation. If a lease was granted, an annual rental would be agreed and ACW would be responsible for all future repairs and outgoings.
- 5.2 ACW is a registered charity and exists to promote the wellbeing of older people throughout Wirral. The organisation offers a range of services and activities aimed at addressing the whole spectrum of needs and aspirations of older people, from the fit and active to the more frail and vulnerable.
- 5.3 ACW currently operate from:-

Pensall House, Pensby. A Council owned former care home where Age Concern currently provide 2 days of elderly and mentally infirm (EMI) day care, Active Age activities, information, advice and a bathing service. The majority of the building is now unused.

Bramwell Court, New Ferry. The building is owned by a private landlord and is let on a short term licence. The building is used for 3 days of day care for the physically frail/socially isolated, a lunch club and various Active Age activities.

Whetstone Lane, Birkenhead. Occupied on a shared basis by Age Concern since 2001 to provide a wide range of services. The accommodation is no longer suitable and being vacated at the end of July 2011.

ACW also deliver services from Devonshire Resource Centre, premises at Market Street and The Lauries, Birkenhead and Harvest Court, Moreton.

- 5.4 Age Concern propose to centralise their operations and deliver a range of services from Meadowcroft to include:-
- EMI day care Service. The current service provided at Pensall House would be relocated to Meadowcroft.
 - Bathing Service. The current service provided at Pensall House would be relocated to Meadowcroft.
 - Social Day Care/Active Care.
 - Active Ageing.
 - Information and Advice.
 - Bereavement Support Service.
 - Befriending Service.
 - Phonelink.
 - Wirral Older Persons' Parliament.
 - Respite Care, proposal to provide 6 bed facility for dementia respite.
 - Café.
 - Support Groups.
 - Expansion of Day Care.
- 5.5 Meadowcroft would provide accommodation to centralise Age Concern's activities and relocate a number of services and provide space for future development. The building would be altered to convert some of the residential accommodation into day care meeting rooms.
- 5.6 ACW is currently operating from a Council owned building, Pensall House, Pensby and Members have previously approved the transfer of Bromborough Social Centre, Forwood Road, Bromborough to Age Concern under the Community Asset Transfer Policy. If terms are agreed for Meadowcroft both Pensall House and Bromborough Family Centre would no longer be required and would be surplus. The current Council day care facility operated from Meadowcroft would also be taken over by Age Concern.

6.0 RELEVANT RISKS

- 6.1 Until the buildings are sold, or transferred to partner organisations, the Council remains liable for all ongoing running costs, repair and maintenance, rates and security.

7.0 OTHER OPTIONS CONSIDERED

- 7.1 The reuse of the buildings by the other Departments in the Council. This has been explored and they are not required for any alternative Council Service delivery.

8.0 CONSULTATION

- 8.1 Prior to the closure of these buildings, consultation was undertaken under Wirral's Future Be a Part of It.
- 8.2 Consultation is taking place with Age Concern over the reuse of the building.

9.0 IMPLICATIONS FOR VOLUNTARY, COMMUNITY AND FAITH GROUPS

There are no implications for voluntary, community and faith groups arising directly from this report.

10.0 RESOURCE IMPLICATIONS: FINANCIAL; IT; STAFFING; AND ASSETS

The Financial Implications

- 10.1 The closure of care homes was part of the initiative to re-provide respite and intermediate care. The net savings of £1,136,600 on annual running costs are included within the already agreed savings for 2011/12.
- 10.2 The sale/lease will either generate a capital receipt or a rental income.

11.0 STAFFING IMPLICATIONS

- 11.1 There are no staffing implications arising from this report.

12.0 LEGAL IMPLICATIONS

- 12.1 Approval of the recommendation will require the Council to prepare appropriate legal documentation to complete a transfer.

13.0 EQUALITIES IMPLICATIONS

- 13.1 No Equality Impact Assessment is required.

14.0 CARBON REDUCTION IMPLICATIONS

- 14.1 The sale or transfer of the Meadowcroft will reduce Wirral Council's Carbon emissions by 160 tonnes per year.

15.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS

- 15.1 The site is within the Primarily Residential Area as annotated on the Unitary Development Plan (UDP) proposals map and is located outside the Regeneration Priority Area identified in the Interim Planning Policy for New Housing Development (2005). The site is also adjacent to Key Town Centre at Bromborough Village. The proposed use of the property as set out in paragraphs 5.4 and 5.5 is likely to require a change of use planning application, which will be assessed against Policy HS15 – Non Residential Uses in Primarily Residential Areas.

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APPENDICES

Location plans Number 1,

SUBJECT HISTORY (last 3 years)

Council Meeting	Date
Cabinet Budget Projections 2011-15	9 th December 2010
Cabinet Wirral Future Be a Part of It, Task Force Options and Recommendations	9 th December 2010
Health and Well Being Overview and Scrutiny Committee	17 th February 2011
Cabinet Control for Personal Support	17 th March 2011