

**NORTH LINCOLNSHIRE COUNCIL**

**ADULT AND CHILDREN'S SERVICES  
CABINET MEMBER**

**TRANSFORMATION OF MINSTER ROAD DAY SERVICES FOR PEOPLE  
WITH A LEARNING DISABILITY AND DISPOSAL OF PROPERTY  
SURPLUS TO REQUIREMENTS**

**1. OBJECT AND KEY POINTS IN THIS REPORT**

- 1.1 To seek approval for in-house learning disability services to reprovide day services from Minster Road Community Centre.
- 1.2 For Foresight to develop a social enterprise and training site for people with a learning disability at Minster Road Community Centre.
- 1.3 To seek approval to declare Minster Road Day Centre surplus to requirements of Adult Social Services.

**2. BACKGROUND INFORMATION**

- 2.1 Learning disability services have been based at Minster Road Community Centre for a number of years. The site was intended to be used as a pathway to employment for people.
- 2.2 Contract work was obtained from local companies which people with learning disability staff support completed. The aim being individuals learnt the appropriate skills to sustain employment in the community. People do not get paid to attend here.
- 2.3 The contract work has now almost stopped due to the current economic climate. The site has developed into an extension to current learning disability day services.
- 2.4 The current users have been asked what they would like to do during the day in the future. The majority have identified moving into paid employment or being part of a social enterprise.
- 2.5 Adult social services are looking to transform its day services. We have been working with Foresight since April 2011 to increase the number of people with a learning disability in paid employment.

- 2.6 Foresight are an organisation based in North East Lincolnshire with a history of successful moving people into employment and in setting up social enterprises.

### **3. OPTIONS FOR CONSIDERATION**

- 3.1 Option 1 – Do nothing and carry on running Minster Road as a community based council run day service for people with a learning disability.
- 3.2 Option 2 – To decommission Minster Road as a council run learning disability day service and declare the premises surplus to Adult Social Services requirements in accordance with the agreed surplus property policy. To work with Foresight to establish Minster Road as a social enterprise and training facility for people with a learning disability.

### **4. ANALYSIS OF OPTIONS**

#### Option 1

- 4.1 The original use of the building has been changed due to the lack of contract work available. It has become another community based day service for people with a learning disability which people do not move on from as originally intended
- 4.2 People who attend Minster Road want to move into employment or a social enterprise.
- 4.3 The majority of people who attend here are individuals who do not want to move back into traditional day services within council buildings.

#### Option 2

- 4.4 Foresight are prepared to take on a ten year lease at Minster Road and pay a market rent.
- 4.5 Foresight are dedicated to working with people who have a learning disability and getting them into employment or being part of a social enterprise.
- 4.6 We have a history of working in partnership with Foresight.
- 4.7 Foresight have available to them a £70,000 European funded grant which they wish to invest into Minster Road community centre to ensure that the site is fully modernised and able to meet the needs of individuals including work and training.

#### Option 3

- 4.7.1 There are no plans for the use of the premises within Adult Social Services, therefore, options for the alternative use would need to be considered and actioned.

## 5. **RESOURCE IMPLICATIONS (FINANCIAL, STAFFING, PROPERTY, IT)**

### 5.1 Financial implications

There would be a saving to the council via rent and utilities.

There would also be a saving on staffing. We would not fill vacancies within other day services and staff would take up these hours. The saving created would be £48,583.89.

In accordance with the surplus property policy Adult Services will remain responsible for the premises related costs until a lease to Foresight becomes operational.

### 5.2 Staffing implications

If Option 2 is preferred staff have generic job descriptions and they would work across other learning disability day services. The councils HR procedures would be followed. Five staff members currently work between 7.5hrs and 37hrs per week, only one staff member works exclusively at Minster Road.

### 5.3 Property implications – The building will be available for alternative use by Foresight who will pay a market rent to the community association.

### 5.4 IT implications – None

## 6. **OTHER IMPLICATIONS (STATUTORY, ENVIRONMENTAL, DIVERSITY, SECTION 17 - CRIME AND DISORDER, RISK AND OTHER)**

### 6.1 Statutory implications – There is no statutory duty to provide day services. There is a duty to consult those who would be affected.

### 6.2 Environmental implications – None

### 6.3 Diversity implications – Diversity Impact Assessment completed

### 6.4 Section 17 – Crime and Disorder implications - None are immediately apparent.

### 6.5 Risk and other implications – If we continue to provide the service we will limit the potential for developing partnerships and 3<sup>rd</sup> Sector developments.

## 7. **OUTCOMES OF CONSULTATION**

### 7.1 People with a learning disability want to have the opportunity to form a social enterprise and training to move into paid employment.

## 8. RECOMMENDATIONS

- 8.1 That the Cabinet Member analyses this report and agrees with developments as outlined in option 2 and declares Minster Road Day Centre surplus to the requirements of Adult Social Services.
- 8.2 That the Director of Infrastructure Services negotiates lease terms with Foresight.

### DIRECTORS OF ADULT SOCIAL SERVICES AND INFRASTRUCTURE SERVICES

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**Background Papers used in the preparation of this report: None**