



**ADULTS WITH LEARNING DISABILITIES: UPGRADING FACILITIES AT
ARDSEILEACH**

Report by Director of Social Work

PURPOSE OF REPORT To set out proposals for the upgrading of facilities at Ardseileach and achieve the funding necessary to carry them out.

COMPETENCE

- 1.1 There are no legal impediments or constraints to the recommendations being implemented. The financial aspects of the report are contained within the body of the Report.
- 1.2 The Director of Social Work has considered the requirement to ensure efficiency savings and is satisfied that approval of the recommendation in the Report does not affect the department's ability to put forward efficiency savings.

SUMMARY

- 2.1 The facilities at Ardseileach need to be changed and upgraded to provide a suitable service to its present and future service users.
- 2.2 The requirements have been established through the following processes:
 - Care Commission inspection
 - C.n.E.S. suitability surveys
 - Buildings condition surveys

RECOMMENDATIONS

- 3.1 **It is recommended that the Comhairle**
 - a) **approve the £298,000 funding required to complete the upgrading, detailed at paragraph 5.1 of this report, and available from the social work capital programme 2004-8 as per the attached PER.**

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Background Papers: Ardseileach (Residential) Suitability Survey
Ardseileach Centre Suitability Survey

BACKGROUND

- 4.1 It had been planned to upgrade the facilities at Ardseileach (residential) in 2006 to conform to national care standards, principally the provision of en-suite facilities, and current health and safety recommendations. The risk and impact assessments of doing this work while service users were resident indicated that it was unacceptable. Attempts to secure suitable accommodation were fruitless and it became clear that the work could not be achieved. The plan to upgrade Ardseileach (residential) was abandoned leaving a facility which had been allowed to deteriorate in the expectation of upgrading. Care Commission inspection reports reflected the situation, accepting the deterioration on the basis of imminent upgrading, but, since the abandonment of that plan, have recommended that the condition of the facility be improved.
- 4.2 The Building Suitability Survey, completed on October 2006 and contributed to by service users and their relatives, service workers and the social work department Health and Safety Officer, concluded that it was in category D, at a 3% suitability grading, rating internal decoration, floor coverings, access and image particularly low.
- 4.3 Recent Care Commission inspection reports have contained requirements for the toilet and bathing facilities to be improved and the main internal corridor to be widened in Ardseileach Centre. In addressing these requirements, there would be the loss of a room presently used by small groups as a quiet place.
- 4.4 As a day service to people with significant physical limitations, access into and through the building is problematic. There are presently no automatic doors and the internal fire doors, which are necessarily heavy, are required to be kept closed, preventing those people using wheelchairs and having mobility difficulties with barriers to independent movement. It is also recognised that the fire escape ramps do not conform to current standards. Indeed, one fire escape route, a timber balcony, is inaccessible to people in wheelchairs.
- 4.5 The works listed in section 3 of this report would address all of these issues and provide facilities suitable for the foreseeable future.

FINANCIAL IMPLICATIONS

- 5.1 £298k is sought to upgrade the facilities at Ardseileach (Residential) and Centre as per the attached PER. A summary of the work to be carried out is detailed below.

Ardseileach (residential)

- Upgrade 4 toilets to current disabled standard
- Upgrade 2 bathrooms to current disabled standard
- Extend existing car parking

Ardseileach Centre

- Ensure fire escape ramps are up to current standards
- Replace external doors including automatic doors at entrances
- Build extension to replace quiet room lost in widening the corridor below
- Remove and replace present timber balcony used as fire escape
- Remove part walls to widen corridor in main building forming open plan/tea bar area
- Refurbish and reform toilets incorporating a new cloakroom
- Install a hold back facility on internal doors linked to the fire alarm system