

RECORD OF DELEGATED OFFICER DECISION

Key Decision

✓

SUBJECT: RCT Together - Community Asset Transfer of the former Dan Murphy Day Centre, Trealaw to Autism Life Centres (Community Interest Company).

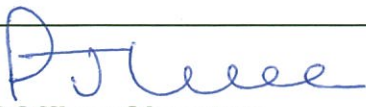
PURPOSE OF REPORT:

To approve the transfer of the former Dan Murphy Day Centre, Trealaw to Autism Life Centres (Community Interest Company) by way of a 10 year under-lease.

In accordance with the Council's Scheme of Delegation, this report has been prepared to accompany the intended officer decision of the Director of Public Health, Protection and Community Services.

DELEGATED DECISION:

It was **AGREED:** To approve the transfer of the former Dan Murphy Day Centre, Trealaw to Autism Life Centres (Community Interest Company) by way of a 10 year under-lease.

 Chief Officer Signature	PAUL VEE Print Name	6 12 18. Date
---	-------------------------------	-------------------------

The decision is taken in accordance with Section 15 of the Local Government Act, 2000 (Executive Functions) and in the terms set out in Section 5 of Part 3 of the Council's Constitution

CONSULTATION



CONSULTEE CABINET MEMBER SIGNATURE

06/02/2018.

DATE

CONSULTEE OFFICER SIGNATURE

DATE

CALL IN PROCEDURE RULES.

IS THE DECISION DEEMED URGENT AND NOT SUBJECT TO CALL-IN BY THE OVERVIEW AND SCRUTINY COMMITTEE:

NO ✓

Reason for urgency:.....

If deemed urgent - signature of Mayor or Deputy Mayor or Head of Paid Service confirming agreement that the proposed decision is reasonable in all the circumstances for it being treated as a matter of urgency, in accordance with the overview and scrutiny procedure rule 17.2:

.....
(Mayor)

.....
(Dated)

NB - If this is a reconsidered decision then the decision Cannot be Called In and the decision will take effect from the date the decision is signed.

FOR CABINET OFFICE USE ONLY

PUBLICATION & IMPLEMENTATION DATES

PUBLICATION

Publication on the Councils Website:- 7th February 2018

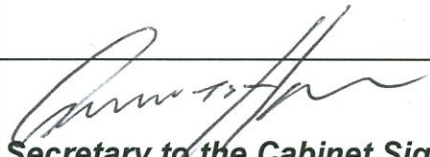
DATE

IMPLEMENTATION OF THE DECISION

Note: This decision will not come into force and may not be implemented until the expiry of 5 clear working days after its publication to enable it to be the subject to the Call-In Procedure in Rule 17.1 of the Overview and Scrutiny Procedure Rules.

Subject to Call In the implementation date will be 15th February 2018.

DATE

 Secretary to the Cabinet Signature	CHRISTIAN SS HANAGAN Print Name	7/2/18. Date
--	---	------------------------

Further Information

Directorate:	Public Health, Protection & Community Services
Contact Name:	Debra Hanney
Designation:	RCT Together – Community Asset Transfer Development Officer
Tel.No.	01443 744517

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

KEY DELEGATED DECISION

**REPORT TO ACCOMPANY A DECISION OF THE DIRECTOR OF PUBLIC
HEALTH, PROTECTION & COMMUNITY SERVICES**

31st JANUARY 2018

**RCT TOGETHER – COMMUNITY ASSET TRANSFER OF THE FORMER
DAN MURPHY DAY CENTRE (TREALAW) TO AUTISM LIFE CENTRES
(COMMUNITY INTEREST COMPANY)**

Author: Debra Hanney, Community Asset Development Officer – 01443
744517

1. PURPOSE OF THE REPORT

- 1.1 To approve the transfer of the former Dan Murphy Day Centre, Trealaw to Autism Life Centres (Community Interest Company) by way of a 10 year under-lease.
- 1.2 In accordance with the Council's Scheme of Delegation, this report has been prepared to accompany the intended Officer decision of the Director of Public Health, Protection and Community Services.

2. RECOMMENDATIONS

- 2.1 It is recommended to endorse the transfer of the former Dan Murphy Day Centre (Trealaw) to Autism Life Centres (Community Interest Company) by way of a 10 year under-lease as set out in paragraph 5.

3 REASONS FOR RECOMMENDATIONS

- 3.1 It is recommended that the Director of Public Health, Protection & Community Services agree to a 10 year under-lease with Autism Life Centres in respect of the former Dan Murphy Day Centre. The former Dan Murphy Day Centre (Trealaw) has remained vacant since January 2014. The building which the Council currently leases from Dunstone Properties has a further 75 years remaining on its lease.
- 3.2 Autism Life Centre submitted an "Expression of Interest" in July 2015 proposing to develop the former Dan Murphy Day Centre into its flagship "Autism Life Centre" to work with adults with complex autism to expand their life skills and increase their independence. Approving a

10 year under-lease would bring this vacant building back into use and satisfy the strict user clause of retaining the building as a “day centre”.

- 3.3 Autism Life Centres have also been able to secure external funding from a number of sources of approximately £80k for capital enhancements subject to a 10 year under-lease agreement with the Council
- 3.4 Autism Life Centres will use this funding to reconfigure the building to provide a bespoke quality service in a specially equipped physical location where adults with autism can attend on a part-time or full time basis to expand their life skills and increase their independence. Plans include developing a sensory room, accessible showering facilities and creating a more homely kitchen environment.

4. BACKGROUND

- 4.1 The Council’s RCT Together Approach for progressing Community Asset Transfers was agreed by Cabinet at its meeting on 30th October 2014. This approach will see the Council working with communities and partner agencies to sustain delivery of services that the Council may no longer be able to deliver on its own.
- 4.2 Applications are considered from non-profit distributing voluntary and community groups or companies for activities, services and facilities which benefit residents within Rhondda Cynon Taf.
- 4.3 At the Council meeting on the 19th May 2016, it was agreed that applications for asset transfer could now be dealt with under the Council’s Delegated Decisions framework. High Level Asset Transfers will need to be reported to Cabinet, if officers and the appropriate Cabinet member feel this is appropriate.

5. OVERVIEW OF AUTISM LIFE CENTRES PROPOSAL

- 5.1 Autism Life Centres were established as a Community Interest Company (CIC) in April 2015 to provide a bespoke quality service in a specially equipped physical location “A Life Centre” where adults with complex autism can attend to expand their life skills and increase their independence through the provision of a high quality tailored service. They aim to provide this support in an environment where adults with autism can develop, where they feel safe, comfortable, welcomed and encouraged to develop involvement with their wider community. The organisation uses person centred approaches and the DIR Model (Developmental, Individual, Relationship).

- 5.2 The service will focus on independence support, individual and group support, physical fitness and planned activities at the centre and out in the community, with a combination of activities to improve general health and well-being, nutrition, develop motor planning and visual spatial skills. Individualised plans will focus on life skills, communication skills and social-emotional support e.g. cooking, lessons in public transportation, housework, gardening, shopping, creative writing, arts and crafts, music and relationship skills groups.
- 5.3 Autism Life Centre will provide transition support for post 16 year old school leavers with complex autism and bridge the gap in provision for young people transitioning from specialist post 16 education centres such as Buarth Y Capel in Ynysybwl who cater to young people aged 16-19 years.
- 5.4 Autism Life Centres propose to deliver a tailored package of support for up to fifteen adults with complex autism which aims to keep the young person within their own local community in line with the Welsh Government's "Closer to Home" initiative.
- 5.5 The overall strategic management of the Centre is carried out by a Board of five Directors who have a diverse range of skills and experience within working with young adults with Autistic Spectrum Disorder/Aspergers Syndrome, Post 19 transitional work within schools, staff training, financial background, management consultancy and business backgrounds.
- 5.6 Autism Life Centres employ a staff base which is made up of a Centre Manager, Programme Manager, DIR (Developmental Individual Relationship) Consultant and key support staff.
- 5.7 Their intention is to work towards accreditation with the National Autistic Society, whom they have approached and have been informed this can only be completed once a more permanent building is secured.
- 5.8 Autism Life Centres uses a person centred approach and will undertake a thorough needs assessment to identify strength and difficulties. They will endeavour to collaborate with Health and Social Services commissioning teams to develop an appropriate provision for service users and their families and carers.
- 5.9 The organisation currently works with ten full time service users commissioned by RCT, one part-time service user is funded by Public Health Wales and two part time service users are funded through Direct Payments. RCT Adult Services also report there are a further ten RCT based service users who have had their needs assessed and are currently on a waiting list to access services between July 2018 and July 2019.

- 5.10 The Life Centre aims to enable young people for whom it caters to have the following personal outcomes including self-regulation, greater self-esteem and a reduction in anxiety levels and negative behaviours.

To enable each service user to:

- Grow and improve life skills to achieve increasing independence;
- Make choices and decisions about all aspects of their lives relating to home, family, work and leisure;
- Become part of the community in which they live and participate in community activities;
- Experience and enjoy a diverse range of activities that promote their overall social, cognitive and emotional development;
- Meet in a homely environment where equality and diversity are promoted;
- To provide opportunities for people who may otherwise be socially or economically excluded to be better integrated;
- To value each person as an individual and to support and develop them in realising their aspirations and potential.

- 5.11 Monitoring and evaluation of outcomes will be achieved through goal setting, using video evidence, thorough record keeping and daily, weekly and monthly evaluation. In addition there will be broader community outcomes:

- Raising awareness and acceptance of autism in the community;
- Enabling the family unit to remain intact;
- Enabling adults with autism to live as full lives as possible;
- To provide work and volunteers opportunities for local people;
- To provide training and encourage the development of transferable skills for staff;
- To create links with other local community groups to use the centre.

6. REVIEW OF AUTISM LIFE CENTRES BUSINESS PLAN

- 6.1 At the meeting of the Community Asset and Service Transfer Panel (CAST) on the 25th April 2017, an assessment of Autism Life Centres Business Plan was undertaken. Subsequent to this meeting additional information was requested from Autism Life Centre and responses duly received. The following is a summary of the Panel's assessment and recommendations.
- 6.2 All capital match-funding grants required to make the building "fit for purpose" have been secured. There is however a time limit on the groups' ability to utilise the grants and evidence the spend within this current financial year.

- 6.3 Autism Life Centre's charging policy is;
- £65 per day per service user for part- time daily rate
 - £150 per day per service user for full-time daily rate.
- 6.4 The current and projected income and expenditure levels have been carefully considered. Given the charges levied by Autism Life Centre, the cost of the service and with effective financial management support, this proposal should be sustainable.
- 6.5 RCT Adult Services have agreed a 3 year spot purchasing arrangement with Autism Life Centre (18 months remaining) as an individual service based on assessed need and is not a block contract for 10 people. Any future arrangements post September 2019 will need to go through an open tendering/commissioning process.

7. EQUALITY AND DIVERSITY IMPLICATIONS

- 7.1 An Equality Impact Assessment is not required for this decision, as one was originally undertaken as part of the Councils Phase 1- Medium Term Service Planning arrangements and the building has remained vacant since the Cabinet decision to close the building on 8th January 2014.

8. CONSULTATION

- 8.1 The Council undertook an extensive consultation process which ended 2nd December 2013, which informed the Cabinet decision to close the Dan Murphy Day Centre as part of its Phase 1 - Medium Term Service Planning Service Change Proposals presented to Cabinet on 8th January 2014.
- 8.2 At the Cabinet meeting on the 24th November 2015, it was agreed to advertise the Expression of Interest for the Dan Murphy Day Centre through the 30 Day "Window of Opportunity". This commenced on the 1st December 2015.
- 8.3 Furthermore, Autism Life Centres have held informal consultation with the community and their service users, as well as engaging with local organisation and service partners on their proposals.

9. FINANCIAL IMPLICATION(S)

- 9.1 The Council currently pays an annual market rent to Dunstone Properties (Landlord). A two year rent free period has been agreed to support Autism Life Centre to "fit out and reconfigure" the building and to enable the service to "bed in" to its new location.
- 9.2 Autism Life Centre will be responsible for all running and maintenance responsibilities on the building at no further cost to the Council.

10. LEGAL IMPLICATIONS OR LEGISLATION CONSIDERED

- 10.1 Section 123 of the Local Government Act 1972.
- 10.2 Landlords consent has been obtained on the proposed under-lease and licence to alter the building.
- 10.3 The proposal will contribute towards priorities identified within the Social Services and Wellbeing Act (Wales) 2014 and enable the Council to satisfy its duty to “promote social enterprises and co-operatives which involve people who need care and support”.

11. LINKS TO THE CORPORATE AND NATIONAL PRIORITIES AND THE WELL-BEING OF FUTURE GENERATIONS ACT

- 11.1 The proposed leasehold transfer to Autism Life Centre will support the Council’s Corporate Plan “The Way Ahead” (2016-2020), priority of “promoting independence and positive lives for everyone”.
- 11.2 Along with 44 public bodies across Wales, the Council is subject to the statutory requirements of the Well-being of Future Generations (Wales) Act 2015, which sets a common vision for the long-term well-being of people and communities through seven national well-being goals and provides a framework for public services to work differently through five sustainable development principles. The principles include: thinking about the long-term impact of our actions; seeking to prevent issues from occurring in the first place or from worsening; involving people and communities in decisions made that affect them; working together with other organisations and integrating our work to understand the ‘knock-on’ effects of what we do.
- 11.3 The Corporate Plan also contains principles that include ‘Helping people and communities to help themselves’ stating that:
- “(The Council) believes that if you give power to local people you get better results and achieve better value...(the Council) wants to work more closely with RCT’s community and voluntary sector to stimulate innovation and encourage communities to step forward and take on new roles in providing local services and solutions.”*
- 11.4 The Council is approaching this principle in different ways and has launched *RCT Together* as a means of engaging and involving residents in how services are best sustained in communities:
- “The Council’s vision is to develop a new relationship with residents that enable them to be independent and resilient and to take on greater responsibility for their local communities. This is not about the Council shifting its responsibility – it is about recognising that residents want to be more involved in what happens in their community”.*

11.5 The 'RCT Together' approach is a key initiative of the Council and supports the principles set out in the Corporate Plan 2016-2020 by supporting communities to become more involved and resilient, building a sustainable county borough. It has strong links with the Single Integrated Plan priorities to make Rhondda Cynon Taf a safe, healthy and prosperous place to live and work.

12. CONCLUSION

12.1 Providing approval for a 10 year lease to the Autism Life Centre will support the organisation in developing a permanent base and the ability to lever in further external funding opportunities. The aim of the service is to provide greater stability and comfort to young adults with complex autism and their families who access this service by providing them with strategies for self-regulation and improving their self-esteem through activities that will support their social, emotional and physical development needs in an enriching and stimulating learning environment, thereby maximising opportunities to sustain the family unit at home. Its aim is also to raise the awareness and acceptance of autism in the community by working collaboratively with other local community groups.

12.2 The building is currently vacant and the Council has 75 years remaining on a 99 year lease. The strict user clause for the building to be used as a "day centre" also limits any alternative proposals being considered. As such it is prudent to recommend that the Council agrees to Autism Life Centre's proposal to lease the building for 10 years to bring this Council asset back into use for the benefit of delivering a bespoke service for the benefit of young adults with complex autism, their families and the wider community.

Relevant Scrutiny Committee

- Public Service Delivery, Communities and Prosperity Scrutiny Committee

LOCAL GOVERNMENT ACT 1972

AS AMENDED BY

THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

**REPORT TO ACCOMPANY A DECISION OF THE DIRECTOR OF PUBLIC
HEALTH, PROTECTION AND COMMUNITY SERVICES**

31st JANUARY 2018

**RCT TOGETHER – COMMUNITY ASSET TRANSFER OF THE FORMER
DAN MURPHY DAY CENTRE (TREALAW) TO AUTISM LIFE CENTRES
(COMMUNITY INTEREST COMPANY)**

Background Papers

None

Contact Officer

Debra Hanney (RCT Together – Community Asset Transfer Development
Officer) 01443 744517