

**ADULTS BUILDINGS REVIEW OPTIONS SUMMARY**  
**@2/2/12**

WHERE	WHAT	WHY	CAPITAL COST	CAPITAL RECEIPT	REVENUE SAVING	COMMENT
<b>KNUTSFORD/WILMSLOW</b>						
Stanley Centre - option1 (Day Care)	Retain the Stanley Centre as is, however would necessitate some building modernisation work to the older building (heating, bathroom etc)	Suggested by consultation	£10K	none	none - running costs of £440k continue	<b>DECLINED</b> The worst solution since, although retaining services locally, it demands investment, continuance of higher than necessary running costs and delivers no revenue nor capital benefit
Stanley Centre - option2 (Day Care)	Retain the new part of the Stanley Centre, with some modifications to separate from the old building and improve security. Consider potential for offering dementia care.	Retains local service and allows for potential capital receipt from sale of the old building	£15K	£74K	Minor (£40K?) - the bulk of current running costs would be incurred since they relate to staffing	<b>DECLINED</b> See below - however the additional of dementia respite is not practicable since the smaller centre would be fuller and there is no potential to offer segregated facilities as preferred by customers
Stanley Centre - option3 (Day Care)	Retain the new part of the Stanley Centre, with some modifications to separate from the old building and improve security.	Retains local service and allows for potential capital receipt from sale of the old building	£15K	£74K	Minor (£40K?) - the bulk of current running costs would be incurred since they relate to staffing	<b>RECOMMENDED OPTION</b> Retains local service with enhanced facilities whilst delivering a capital receipt
Stanley Centre - option4 (Day Care)	Complete closure and sale of entire site, service transferred to other venues inc. Wilmslow Lifestyle (non-complex needs) and Redesmere (for complex needs)	Maximises capital receipt and revenue savings	none	£465K	Approx £150K? - many current staff would need to transfer to other venues alongside service users	<b>DECLINED</b> Strong local opposition to complete closure and difficult in finding suitable alternative venues that would accommodate needs of all current customers
Knutsford Leisure Centre (Day Care)	Conversion of some rooms to provide day centre functions and lifestyle base	To provide an alternative venue for customers currently attending the Stanley centre thereby permitting its closure	Not explored due to unsuitability			<b>DECLINED</b> Not feasible due to shared use with High School, now an
Plumley Civic Hall (Day Care)	Use of some rooms to provide day centre functions and lifestyle base					<b>DECLINED</b> Not feasible due to existing booking patterns preventing regular use
Knutsford Civic Centre (Day Care)	Use of some rooms to provide day centre functions and lifestyle base					<b>DECLINED</b> Not feasible due to existing booking patterns preventing regular use
St Johns Community Centre (Day Care)	Use of some rooms to provide day centre functions and lifestyle base					<b>DECLINED</b> To be outsourced via tender - future options therefore uncertain
Winstanley House (Day Care)	Use of some rooms to provide day centre functions and lifestyle base					<b>DECLINED</b> No suitable rooms available
East Terrace (Day Care)	Use of some rooms to provide day centre functions and lifestyle base - several current Service Users live their					<b>DECLINED</b> Not feasible due to lack of space
Wilmslow Leisure Centre (Day Care)	Extension to existing Lifestyle hub and installation of Changing Places toilet & facilities	To allow expanded use as an attractive Lifestyle base	Cost Options listed below.			SEE BELOW
Wilmslow Leisure Centre	Extension of existing Dayroom facility		£12,500			<b>RECOMMENDED OPTION</b> Expands potential for current activities and additional customers
Wilmslow Leisure Centre	Changing Places (Option A) First Floor		£48,455			<b>DECLINED</b> Not the best location for ensuring maximum accessibility and use by public and customers
Wilmslow Leisure Centre	Changing Places (Option B) First Floor		£44,331			<b>DECLINED</b> Not the best location for ensuring maximum accessibility and use

Wilmslow Leisure Centre	Changing Places (Option C) Ground Floor Corridor	Allows current lifestyle user base to grow and encourages use of facilities by general population. Potential for extra revenue generated for Leisure services	£52,214	none	permit other buildings to close	<b>RECOMMENDED OPTION</b> Provides disabled facilities for both Lifestyle customers and the general public
Wilmslow Leisure Centre	Changing Places (Option D) Ground Floor Reception		£83,645			<b>DECLINED</b> Not the best location for ensuring maximum accessibility and use by public and customers
Wilmslow Leisure Centre	Changing Places (Option E) Ground Floor Reception		£81,895			<b>DECLINED</b> Not the best location for ensuring maximum accessibility and use by public and customers
Wilmslow Leisure Centre	Installation of disabled changing area		£16,000			<b>RECOMMENDED OPTION</b> Provides disabled facilities for both Lifestyle customers and the general public
Redesmere(Day Care)	Alterations to allow user transfer from Dean Row. Keep ILC and IROT on site	Makes it more attractive and possible for users to transfer from Dean Row - linked alternative under investigation	£37K	£525K from Dean Row	If Dean Row closed = £102K	<b>RECOMMENDED OPTION</b> Compared to Dean Row offers better parking and facilities for more complex needs. Adaptation proposed are much lower costs than dean Row and provide for a one-stop shop approach
Dean Row (Day Care)	Alterations to allow user transfer from Redesmere	Makes it more attractive and possible for users to transfer from Redesmere - linked alternative under investigation	£596K	£500K from Redesmere	If Redesmere closed = £62K	<b>DECLINED</b> Requires higher level of investment to make suitable for more complex needs and leaves the difficulty of accommodating the ILC and IROT service currently at Redesmere
Dean Row (Day Care)	Move services to Redesmere and then declare surplus	Realises capital value and saves running costs	none	£525K from Dean Row	£129K	<b>RECOMMENDED OPTION</b> Provides higher quality services at Redesmere and delivers higher capital and revenue benefit
David Lewis Centre (Day Care)	New provision by DLC of Day Care as independent sector solution		none	none	none directly although would permit other buildings to close, may be TUPE implications	<b>DEFERRED</b> May be a longer term solution to be included in Phase 2 consideration
Bexton Court (Day + Respite Care)	Confirm permanent closure	No proven demand for CEC dementia respite given large independent sector provision			No 'new' savings	<b>RECOMMENDED OPTION</b> Would require significant investment to bring back into service. Uncertainty exists about entire site given recent PCT proposals

MACCLESFIELD						
Hollins View - option1 (Day + Respite Care)	Improvements to existing building to provide specialist Dementia care	Allows use for both Dementia Respite and day care facilitating moves from Mayfields to more local provision	£126K	none	none directly although would permit other buildings to close	<b>DECLINED</b> Most costly option re Hollins View causing difficulty in relocating current customers during building works
Hollins View - option2 (Day + Respite Care)	Conversion of existing YOT building on same site to increase capacity for Dementia care	Increased capacity permitting moves from Mayfields	£25K	none	none directly although would permit other buildings to close	<b>RECOMMENDED OPTION</b> Provides additional capacity at lowest cost. New dementia faculties would also be separate with garden area in line with best practice and CEC Dementia Strategy
Macclesfield Leisure Centre (Day Care)	Extension to existing Lifestyle hub and installation of Changing Places toilet & facilities	To allow expanded use as an attractive Lifestyle base	costings and options shown below			<b>SEE BELOW</b>
Macclesfield Leisure Centre (Day Care)	Extension of existing room - Does not address any access issues, or incorporate Changing Places facility. (Option A)		£18,789			<b>DECLINED</b> Extension not large enough to cope with predicted demand
Macclesfield Leisure Centre (Day Care)	Larger extension of existing room - Does not address any access issues, or incorporate Changing Places facility. (Option B)		£29,189			<b>RECOMMENDED OPTION</b> Expands potential for current activities and additional customers

Macclesfield Leisure Centre (Day Care)	Largest extension of existing room - Does not address any access issues, or incorporate Changing Places facility. (Option C)	Allows current lifestyle user base to grow and encourages use of facilities by general population. Extra revenue generated for Leisure services	£33,589	none	none directly although could potentially permit other buildings to close	<b>DECLINED</b> Extension too large for predicted demand
Macclesfield Leisure Centre (Day Care)	Platform lift in addition to Options A-C to improve accessibility		£12,000			<b>RECOMMENDED OPTION</b> Expands potential for current activities and additional customers
Macclesfield Leisure Centre (Day Care)	Move Lounge/Daycare room to improve accessibility		£59,221			<b>DECLINED</b> Does not give the expanded capacity of Option B
Macclesfield Leisure Centre (Day Care)	Provide Changing Places facility at the main entrance		£60,540			<b>RECOMMENDED OPTION</b> Provides disabled facilities for both Lifestyle customers and the general public
Mayfields (Day Care)	Move dementia services to Mountview to free capacity for users to move in from Peatfields - will require consultation with Brockelhurst group	Allows consolidation of Peatfields	none	none	none directly although would permit other buildings to close	<b>RECOMMENDED OPTION</b> Allows customers to move into higher quality facilities and avoids the investment needed to make Peatfields fit for purpose
Peatfields (Day Care)	Declare surplus	Surplus once services consolidated - to retain would require significant investment and modification for use for complex needs	none	£150K	£99K	<b>RECOMMENDED OPTION</b> Allows customers to move into higher quality facilities and avoids the investment needed to make fit for purpose
Warwick Mews	Move respite care to redeveloped Mountview in order to allow re-use for returning out-of-area LD placements	Revenue savings from expensive out-of-area placements	none	none	Not investigated further at this time	<b>DEFERRED</b> May be a future option to be considered in Phase 2. However will be subject to consultation and monitoring of respite usage at Mountview

**CONGLETON**

Mountview (Day + Respite Care)	Investment to create 3 additional LD respite bedrooms & multi-purpose facilities inc LD day service	Allows some users to move from Queens Drive/Carter House	£24,915	none	£102K from Carter House	<b>DEFERRED</b> May be a future option to be considered in Phase 2. However will be subject to consultation
Mountview (Day + Respite Care)	Conversion of 10 OP respite beds into 10 additional dementia respite bedrooms	Provides for increasing dementia demand	£34,400	none	none	<b>RECOMMENDED OPTION</b> Will provide expanded capacity for what is a currently over-subscribed service and responds to the increasing demand suggested by demographics and consultation
Carter House (Day Care)	Retain but with improvements to toilets etc	Urgently needed Investment to make fit for purpose	£20K	none	none	<b>RECOMMENDED OPTION</b> Investment needed if other alternatives not available within 6 months, does not resolve over-capacity issue in the area which will be subject to further work
Carter House (Day Care)	Close following development of Mountview - after consultation	Avoids investment needed to make fit for purpose	0	TBC	£102K from Carter House	<b>DEFERRED</b> May be a future option to be considered in Phase 2. However will be subject to consultation
48/54 Lawton St	Closure following staff relocation to other premises	Consolidation following staff moves. Avoids renovation costs and need to make DDA compliant	none	£200K+	£12K	<b>RECOMMENDED OPTION</b> Delivers savings with no impact on customers. Recent staff changes in other locations have made alternative accommodation available - details to be finalised
Salinae (Day Care)	NO CHANGE					

**CREWE**

Queens Drive	Closure following moves to Mountview or Lincoln House	Unable to cope with increasingly complex demand without investment. 5 bedrooms are upstairs with no lift. One bedroom is a converted garage not fit for purpose. Insufficient space to install ceiling track hoists or en-suite facilities. Too few beds to make waking nights service viable	none	£230K	£79K	<b>RECOMMENDED OPTION</b> Unable to cope with complex demand - customers would receive higher quality facilities and service at either Lincoln House or Mountview, depending on journey times (88% would have shorter journeys)
Queens Drive	Retain	5 bedrooms are upstairs with no lift. One bedroom is a converted garage not fit for purpose. Insufficient space to install ceiling track hoists or en-suite facilities. Too few beds to make waking nights service viable	None	none	None	<b>DECLINED</b> requires significant investment but the building size makes this difficult to achieve economically
Queens Drive	Adapt	Install lift, ensuite facilities. But problem of lack of space to do this. Reduction in rooms means greater cost of places. Would not be able to offer a waking nights service.	TBC but likely to be £30K+	none	None	<b>DECLINED</b> requires significant investment but the building size makes this difficult to achieve economically
Lincoln House	Create 5 LD respite beds here in Kensington wing. There would need to be a partition, some alterations to bathrooms and toilets, secure doors fitted, along with some fencing to create an outside garden/patio area.	Would allow local delivery of respite in Crewe/Nantwich area.	£31,192	£230K from Queens Drive	£79K from Queens Drive	<b>RECOMMENDED OPTION</b> Provides local respite within enhanced facilities together with ability to offer a waking nights service
Private Provision	Block book beds with the private sector	Allows option of more local provision, means no capital outlay by the Council.	None	£230K from Queens Drive	£79K from closure of Queens Drive. More detail required although private sector staffing costs tend to be lower than in-house. May not realise savings from bringing in Out of Borough Placements	<b>DEFERRED</b> Will be included as part of longer term, phase 2 considerations However, would not allow separation of respite from normal residential care as no specialist independent sector respite places within Borough. Risk that costs may rise over time. Problem of whether provision available for Complex LD/PD.
Out of County Placements	Service users with more complex needs currently given respite out of county due to lack of facilities	Means no capital outlay but service users have to travel, relatively expensive for the Council	None	None	None	<b>DEFERRED</b> Will be included as part of longer term, phase 2 considerations
Shared Lives	Short breaks for older people in a carers home	Requires no capital investment by the Council, although finding the right placement not always straightforward. Unlikely to provide a solution for all customers (particularly for those with more complex needs).	None	None	Might allow a smaller number of beds to be used in a building but further work required	<b>DEFERRED</b> Will be included as part of longer term, phase 2 considerations
Redsands	Former Children's Home, located on outskirts of Nantwich	Is a much longer term solution which needs further exploration	TBC	TBC	TBC	<b>DEFERRED</b> Will be included as part of longer term, phase 2 considerations
Cheyne Hall (Day Care)	NO CHANGE					
Macon House (Day Care)	NO CHANGE					
<b>TOTALS FROM PROPOSALS ABOVE</b>			<b>£345K</b>	<b>£1,180M</b>	<b>£318K</b>	