

Cabinet –17 December 2014

A review of the options for the future use of Broadway North Resource Centre, Broadway, Walsall

Portfolio: Regeneration: Councillor M Nazir

Related portfolios: Councillor D Coughlan

Service: Property Services

Wards: Paddock

Key decision: Yes

Forward plan: Yes

1. Summary

The purpose of this report is to seek Cabinet's instructions in respect of the options for the future use of the Broadway North Resource Centre. Greater detail on the current position is provided by the report being presented in the Private Session.

2. Recommendations

That Cabinet:-

- 2.1 Consider the options for the future use of the Broadway North Resource Centre, shown edged bold on plan No. EPMS 3549 and extending to 8,267 square metres or thereabout and approves consultation with social care users and carers on alternative provision;
- 2.2 Instructs the Executive Director; Regeneration in consultation with the portfolio holder, to report to Cabinet on options and the outcome of consultation in March 2015.

3. Report detail

- 3.1 Following receipt of an expression of interest in acquiring the site of the Broadway North Resource Centre, which was unsolicited as the property has not been declared surplus to the Council's requirements, the Asset Strategy Group at its meetings on the 23rd September and 4th November 2014 considered reports on the future use of the site and supported the presentation of a report to December Cabinet. The site is shown edged bold on plan No. EPMS 3549 and extends to 8,267 square metre, or thereabouts.

Currently the former Broadway North Resource Centre provides a venue for a range of Council and non-Council run activities:-

3.2 Social Care

- 3.2.1 The Property is currently used by Social Care and Inclusion for the delivery of day services for adults experiencing mental health problems. These services are provided by the Council via the Recovery College and the SUE (Service Users Empowerment) and involve formal education and training courses, including the provision of complementary therapies.

3.3 Park Hall Community Association

- 3.3.1 In the autumn of 2012, when Social Care ceased delivering certain services from the former Broadway North Home, they reached an agreement with Park Hall Community Association that saw the community group relocate from their long standing home at Park Hall School.
- 3.4 Cabinet is advised that a report on the future of this site was presented to the Business Employment and Local Economy Scrutiny and Performance Panel on the 24th November 2014, at which it was resolved to recommend to this meeting:

“That Cabinet are requested to consider all options for the site”

4. Council priorities

- 4.1 The proposal to consult on the future use of the Broadway North Resource Centre does not itself impact upon the delivery of the Council’s priorities as set out in the Sustainable Community Strategy “the Walsall Plan”. Any likely impacts will be considered in the report on options and consultation outcomes in March 2015.

5. Risk management

- 5.1 In the event that Social Care users and the Mental Health service are required to relocate, senior management in these services shall look to redesign the functions. All such options would be developed by January 2015 and the necessary consultation with users, carers, and the Dudley and Walsall Mental Health NHS Trust, carried out, with the outcome reported to Cabinet.
- 5.2 Any disposal of the site would be managed by suitably qualified surveyors in the Asset Management service, with support from colleagues in Legal Services.

6. Financial implications

- 6.1 Should Cabinet resolve to dispose of the site, a capital receipt would be achieved. Such a receipt could be anticipated in the financial year 2015/16 and would accrue to the General Fund.

6.2 Any capital receipt would be partially off-set by the cost of relocating the current Social Care and Inclusion activities carried out on site. It is not, at this stage, possible to estimate this cost as detailed planning for the event would not take place until Cabinet confirms its view on the future of the site.

6.3 No specific savings for social care are required from the Mental Health service at Broadway North and therefore resources associated could be reinvested in alternatives in the event of disposal of the site.

7. Legal implications

7.1 Should Cabinet recommend disposal of the site it is likely that it shall be offered for sale by Informal Tender. Any terms agreed will be in accordance with the Council's obligation under S.123 Local Government Act 1972 (as amended) to achieve Best Consideration when disposing of its assets.

8. Property implications

8.1 These implications are detailed in the report being presented in the Private Session.

9. Health and wellbeing implications

9.1 The wellbeing of people with mental health needs is the objective of the services supplied from Broadway North. There is no specific reason why these needs could not be met elsewhere with appropriate consultation, and careful attention to users' needs in any change.

10. Staffing implications

10.1 Consultation will be required on community impact and from an employment perspective. This report has been fully reviewed by the Strategic HR Business Partner and all employment issues are within scope subject to appropriate consultation.

11. Equality implications

11.1 Social Care/MHT shall consider any equality issues when planning the redesigned and relocated service.

11.2 Disposal of the site on the open market would provide all potential purchasers with the opportunity to acquire the property.

12. Consultation

12.1 Social Care and Inclusion, Legal Services and Planning Services teams have been consulted on the proposals for the site.

- 12.2 Consultation requirements with users, carers, and NHS stakeholders is outlined above.
- 12.3 Business Employment and Local Economy Scrutiny and Performance Panel at its meeting on the 24th November 2014.

Background papers

Report of the Executive Director-Regeneration to Business Employment and Local Economy Scrutiny and Performance Panel 24th November 2014

Plan no. EPMS 3549

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Executive Director

9 December 2014



Councillor M Nazir
Deputy Leader Portfolio holder
Regeneration
9 December 2014