



CABINET – 6 JULY 2018

SUPPORTED LIVING SCHEME IN GREAT GLEN

REPORT OF THE DIRECTOR OF ADULTS AND COMMUNITIES

PART A

Purpose of the Report

1. The purpose of this report is to seek approval for the purchase and refurbishment of an existing sheltered housing scheme (known as Brookfield Gardens) in Great Glen (in the Harborough District). The project will see the development of accommodation for 20 people as part of the Council's intention to increase the supply of supported living for adults with disabilities.

Recommendations

2. It is recommended that:
 - a) The purchase of the sheltered housing facility Brookfield Gardens in Great Glen and its conversion to a supported living scheme be approved;
 - b) That subject to approval of a) above, the Director of Adults and Communities following consultation with the Director of Law and Governance, be authorised to undertake a procurement exercise and enter into the necessary contractual arrangements in order to secure a housing provider to manage the supported living accommodation and undertake the necessary refurbishment.

Reasons for Recommendations

3. The purchase and refurbishment of an existing sheltered housing scheme in Great Glen and subsequent procurement exercise to identify a housing provider to manage the accommodation would help the Council provide an environment for adults with a long-term disability to be supported to live in their own homes in a way that is affordable for individuals and the Council.
4. The investment into this scheme adheres to the Council's strategic approach to ensure that people can access the right level of support at the right time in order to help maximise their independence and will provide a more cost-effective accommodation option that is linked to delivering on the Council's Medium Term Financial Strategy (MTFS).

Timetable for Decisions (including Scrutiny)

5. The purchase of the property and procurement of a suitable housing provider would be progressed immediately following the Cabinet's decision with the aim of the first tenants moving into the scheme in late summer 2019.

Policy Framework and Previous Decisions

6. The Cabinet approved the Leicestershire Accommodation Strategy for Working Age Adults (aged 18-64) 2017-2022 and associated action plan in March 2017. The capital investment for this scheme is in line with the identified actions and will deliver on increasing the supply of supported accommodation available to adult social care.
7. Actions arising from the Accommodation Strategy for Working Age Adults who are eligible for social care support as a result of a long-term disability, are underpinned by the principles set out within the Adult Social Care Strategy: Promoting Independence, Supporting Communities; Our Vision and Strategy for Adult Social Care 2016–2020.
8. The Council's MTFs 2017/18-2020/21 sets out details of a review of supported living costs and individual long-term residential placement costs with the objective to provide where possible, an alternative to long term placements into residential care.
9. In February 2018, the Council approved an additional 1% adult social care precept in 2018/19 which would raise £2.7 million intended to be directed towards providing additional supported living accommodation.

Resource Implications

10. The overall cost of the new supported living scheme is expected to be £2.5 million, comprising £1.0 million for the purchase of the site from Waterloo Housing and £1.5 million for the refurbishment of the site. This will be funded from the additional adult social care precept.
11. Revenue savings for the Brookfield Gardens scheme have been identified, achieved through reduced social care costs and through net property income, of £190,000 per annum, once the site is fully occupied.
12. The Director of Corporate Resources and the Director of Law and Governance have been consulted on the content of this report.

Circulation under the Local Issues Alert Procedure

Dr. R. K. A. Feltham CC

Officers to Contact

Jon Wilson, Director of Adults and Communities
 Adults and Communities Department
 Telephone: 0116 305 7454
 Email: jon.wilson@leics.gov.uk

Sandy McMillian
Assistant Director (Strategy and Commissioning)
Adults and Communities Department
Tel: 0116 305 7752
Email: sandy.mcmillian@leics.gov.uk

Heather Pick
Assistant Director (Personal Care and Support)
Adults and Communities Department
Tel: 0116 305 7456
Email: heather.pick@leics.gov.uk

PART B

Background

13. Being born with, or acquiring a disability, can have a major impact on a person's life, chances and opportunities. However living with a disability should not be a barrier to leading a full independent successful life, including the choice to live independently in suitable, well located accommodation.
14. Where people live may significantly affect their wellbeing. Accommodation therefore forms an integral part of the County Council's social care assessment and support planning responsibilities under the Care Act 2014.

National Picture

15. The Government is aiming to help local councils' and developers' work with local communities to plan and build better places to live for everyone. This includes building affordable housing, improving the quality of rented housing, helping more people to buy a home, and providing housing support for people who have additional needs.

Leicestershire

16. The Council's Adult Social Care Strategy sets out to:

"Make the best use of the available resources to keep people in Leicestershire independent. Our focus will be to promote, maintain and enhance people's independence so that they are healthier, stronger, more resilient and less reliant on formal social care services."

17. There are 364 working age adults with a learning disability currently in residential care. Increasing the supported accommodation options that are available will enable people to move from residential care to be appropriately supported to live within the community.
18. The capital investment will result in delivery of a new supported accommodation scheme for up to 20 disabled adults, primarily those with a learning disability, who are currently placed in residential care.
19. This scheme will also contribute to the targets set out in the national Adult Social Care Outcome Framework performance indicators relating to the numbers of people with a learning disability living in settled accommodation.

Expected Benefits

20. The expected benefits (in addition to the financial) of purchasing and renovating the Brookfield Gardens property include:
 - an existing unsuitable resource will be remodelled to fulfil current demand for social care services, which can inform future development and commissioning;

- use of more cost effective and less restrictive forms of support such as assistive technology will be maximised within a supported living environment;
 - individuals will have more independence and choice in how their care needs are met, in line with the Accommodation Strategy for Working Age Adults;
 - increase in corporate assets through the property purchase;
 - increase in numbers of working age adults in supported accommodation rather than residential care.
21. Service users currently in residential care include some who are 100% adult social care funded, have been identified as those who would benefit from the new facility. It has been estimated that a move from residential care to supported living would also result in a reduction in costs, totalling around £1,776 per week (£148 per week per service user).

Equality and Human Rights Implications

22. The proposed scheme is in line with the Accommodation Strategy for Working Age Adults which includes an Equality and Human Rights Impact Assessment (available on the Council's website). The Strategy meets the Council's responsibilities in relation to equality, diversity, community cohesion and human rights.
23. There are no equality or human rights implications arising directly from the recommendations in this report.

Background Papers

- Accommodation Strategy for Working Age Adults 2017–2022
<http://politics.leics.gov.uk/ieListDocuments.aspx?CId=135&MID=4859#A150923>
- Adult Social Care Strategy: Promoting independence, Supporting Communities; Our Vision and Strategy for adult social care 2016 – 2020
http://corpedrmsapp:8087/Intranet%20File%20Plan/Departmental%20Intranets/Adults%20and%20Communities/2012%20-%2013/Departmental%20Administration/ASC%20Policies%20and%20Procedures/ASC_Strategy_2016-2020_P0358_12.pdf

This page is intentionally left blank