

**CABINET – 25 JUNE 2019****RE-DEVELOPMENT OF DISABILITY SERVICES
IN NORTH WEST LEICESTERSHIRE****REPORT OF THE DIRECTOR OF ADULTS AND COMMUNITIES****PART A****Purpose of the Report**

1. The purpose of this report is to advise the Cabinet of the progress made to prepare for the re-development of overnight short breaks services, supported living and Community Life Choices in North West Leicestershire and seek approval to proceed with the development based on the service design principles and site plan.

Recommendations

2. It is recommended that the re-development of short breaks services, supported living accommodation and Community Life Choices (formerly known as day services) facilities at the Hamilton Court/Smith Crescent site in Coalville be approved on the basis set out in this report and the appended plans.

Reasons for Recommendations

3. The re-development of a short breaks building that is purpose-built will provide facilities which can meet the needs of adults with a disability ensuring carers are supported to continue caring by providing them with an overnight break from that role.
4. The development of supported living in North West Leicestershire (NWL) will contribute to adult social care priorities in relation to increasing the opportunities for adults with a disability to live independently. Demand analysis was presented to the Cabinet in October 2018 which projected demand for supported living (and other forms of accommodation) by district. According to the demand analysis an additional 39 supported living units are required in NWL by 2027.
5. The inclusion of space and facilities on the site to provide Community Life Choices (CLC), currently provided at Coalville Community Resource Centre will enable efficiencies as a result of the co-location of County Council staff.
6. The total site development will also result in significantly improved County Council property assets.

Timetable for Decisions (including Scrutiny)

7. A report was taken to Adults and Communities Overview and Scrutiny Committee on 10 June 2019. The Committee welcomed and supported the proposals.
8. Subject to approval, a planning application will be submitted to Leicestershire County Council at the beginning of July. Subject to the application being successful, it is intended that work on-site will commence in November 2019, with an indicative completion date of March 2021.

Policy Framework and Previous Decisions

9. In June 2018, the Cabinet considered a report concerning the reconfiguration of in-house Learning Disability Residential Accommodation and agreed the following:
 - Long-stay residential services at Hamilton Court in Coalville to be closed and the residents be supported to find appropriate alternative accommodation;
 - A new short breaks service to be developed on the Hamilton Court/Smith Crescent site to replace the existing short breaks building; funded from discretionary capital funds;
 - That the use of the Hamilton Court/Smith Crescent site for supported living continue to be explored.
10. The re-development of the NWL site will contribute to the delivery of the following outcomes in the Council's Strategic Plan for 2018-22:
 - Strong Economy;
 - Keeping People Safe;
 - Affordable and Quality Homes.
11. An evidence-based approach to developing supported accommodation is being developed through the emerging Social Care Accommodation Development and Investment Plan. Any early learning will be reflected in the development of this site.

Resources Implications

12. On 8 February 2019, the Cabinet approved funding for the 2019/20 to 2022/23 capital programme including £3.73 million for the re-development of the Hamilton Court/Smith Crescent site in Coalville (£2.09 million for the supported living development and £1.64 million for short breaks).
13. 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

A copy of this report has been circulated to members representing the electoral divisions in the North West Leicestershire area - Mr J Coxon CC, Dr T Eynon CC, Mr T Gillard CC, Mr D Harrison CC, Mr T Pendleton CC, Mr N Rushton CC, Mr S Sheahan CC, and Mr M Wyatt CC.

Officers to Contact

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

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

PART B**Background**

14. In June 2018, the Cabinet agreed to close Hamilton Court residential care home and replace the existing short breaks service at Smith Crescent with a new one. It also noted that the use of the site for supported living housing (where an individual has a tenancy or owns the property that they live in with the care and support provided by a registered provider) would also be explored.
15. On 8 February 2019, the Cabinet approved funding for the 2019/20 to 2022/23 capital programme including £3.73 million for the re-development of the Hamilton Court/Smith Crescent site in Coalville NWL.
16. The Adult Social Care Strategy 2016-2020 and Accommodation Strategy for Working Age Adults 2017-2022 set out the Department's strategic direction for accommodation-based services for working age adults with a targeted shift away from residential care to alternatives such as supported living.
17. The Adults and Communities Department is developing an Adult Social Care Accommodation Development Plan as part of the Council's Capital Investment Strategy. The aims and objectives of the Social Care Accommodation Development Plan are to:
 - a) *Improve service user outcomes* - Support the adult social care commissioning strategy by promoting independence and avoiding long term institutional care by having a range of more suitable options.
 - b) *Shape the market and ensure capacity* – Have greater control in the design of property development for use as social housing and accommodation-based support services; determine the most suitable locations based on local intelligence.
 - c) *Contain demand growth* - Manage demand by delaying and reducing the need for care by the County Council having a greater influence over the development of the care market, ensuring it has the right mix of services to meet local demographic need.
 - d) *Contain cost pressures* – Transfer the emphasis from revenue expenditure to improved use of capital expenditure, as well as support cost avoidance of high hotel costs incurred in the purchase of residential/other specialist care/support.
 - e) *Generate income* - Get a return on investment and therefore generate income to offset challenges of austerity on available budgets.
18. The re-development of adult social care services on the NWL site will make use of any early learning that emerges from the development of the Plan.
19. The NWL site is a 3,599 square metres/0.8893-acre site situated in Coalville and comprises of the following properties and services that are owned by the County Council:
 - Hamilton Court residential care home - seven bed residential care home with two remaining residents;
 - Smith Crescent short break unit - six bed service accessed by approximately 30 individuals.

- Two ex-housing authority, three-bedroom semi-detached houses, leased to East Midlands Housing Association and used for supported living housing for three tenants. Support to the individuals is provided by Affinity Trust (the lead contracted supported living provider for the area).
20. The development of the intended site is dependent on the successful re-location of the remaining residents and tenants. A significant amount of work is being undertaken to make sure individuals, their relatives and/or independent advocates are central to the decisions and that future accommodation and support options meet their needs and wishes. This includes, but is not limited to, the type and nature of accommodation and support, maintaining important relationships and geographical location.
21. The two remaining residents of Hamilton Court residential home are expected to move to their new services by the end of July 2019. Housing applications are being pursued for the three supported living tenants. Although the aim is for existing supported living tenants to be supported to find alternative long-term accommodation that meets their needs, they have the option of returning to the site once the new supported living properties are available.
22. A summary of the key indicative dates is set out below:

Date	Action
Early July 2019	Communication with local community regarding site development
25 June 2019	Site plans submitted to the Cabinet for comment and approval
Week commencing 1 July 2019	Submission of Planning Application to the County Council as Planning Authority
November 2019	Prepare Site
December	Phase 1 commences
March 2021	Build complete (both phases)

23. A drop-in information session has been arranged prior to the planning application being submitted for local residents, users and relatives/advocates to promote awareness of the development and provide an opportunity to ask questions.

Proposals

24. Subject to approval, a planning application to develop the site as set out below will be submitted (to the County Council, as the planning authority) at the beginning of July.
- Supported living to accommodate up to 16 individuals, accommodation to include wheelchair accessible properties and bariatric facilities. Care and support will be provided by the County Council or by the lead contracted provider for the area;
 - Six bed overnight short breaks building with all rooms en-suite and accessible, with support provided by the County Council;
 - Adequate space and facilities to provide CLC (which is currently provided at Coalville Community Resource Centre) consisting of two large and one medium rooms for building based activities with support provided by the County Council.

25. The development of a purpose-built short breaks building will provide facilities that meet the needs of adults accessing the service now, and in the future. The facility will enable the Council to continue to support carers by providing them with a break from that role.
26. The development of supported living on the site will address some of the challenges set out in the emerging Adult Social Care Accommodation Investment Plan and will contribute towards the 39 units required in NWL by 2027. The co-location of CLC on the same site as other services will enable a more efficient staff structure.
27. The total site development will also result in significantly improved County Council property assets.

Proposed Site Development

28. Advice is being sought from the Care Quality Commission (CQC) on the development of the site and proposed design as early engagement with CQC has been cited as key to ensure successful future registration, and dialogue with them will continue.
29. Strategic Property Services have sourced FORTEM through to complete the design and preconstruction, via the SCAPE construction framework. Subject to the award of planning permission the procurement for demolition and building work will commence in August 2019.
30. The site will be developed in two phases to enable the continued availability of the existing short breaks service until the replacement is built and any gap in service will be minimal.
31. A programme of work is due to be agreed imminently and developers have agreed an on-site start date of November 2019, with indicative completion of both phases by the end of March 2021.
32. Subject to the necessary consents, Phase One will include the demolition of the existing supported living and residential care home (Hamilton Court), delivery of the short breaks' facility and an element of supported living flats. Phase Two will include the demolition of the existing short breaks facility (Smith Crescent), the development of the CLC and the remaining supported living flats, including those which are wheelchair accessible. A draft site phasing plan is appended to this report as Appendix A and a draft site plan as Appendix B.
33. The total budget obtained for the build is £3.73 million with £2.09 million for the supported living development and £1.64 million for short breaks. Costs will be refined and reviewed as the project develops.

Service Design Principles

34. The following key principles have informed the site design:
 - the site design should not look or feel institutional or campus like;
 - building designs and site layout considers current and future needs of the people who use/will use the services/buildings;
 - external space, including parking to be in line with planning requirements.

35. Short break facilities need to be able to accommodate and function well with a wide range of people who have very different needs. The design provides an environment that can accommodate people who may not want to spend time together, through the provision of multiple communal spaces in separate areas of the building.
36. The provision of facilities in short breaks will support progression from a family setting to independent/supported living and the environment needs to maximise opportunities to try things, get involved and learn social and daily living skills. Features such as an accessible and safe kitchen space are key to this.
37. CLC is a self-contained wheelchair accessible, flexible space attached to, but distinguished from the short break building.
38. A range of supported living properties are incorporated in the design, including two storey houses, and flats. These will be self-contained, single person or couple occupancy. The preference is for direct access into each property (not via a communal area) and this will be achieved for most units.
39. Parking is in accordance with planning policy and will include space for a mini bus drop off and a cycle store.

Consultations

40. A consultation on the closure of Hamilton Court residential home and Smith Crescent short breaks was undertaken from 19 February to 15 April 2018 and included a range of methods to provide feedback, included targeted communication and engagement with the people who use services and their families/advocates.
41. The consultation feedback informed the revised proposals that were approved by the Cabinet in June 2018.
42. Service users, their families and staff have been asked for their views on the re-development of short breaks as part of service development work. The majority of feedback has come from staff whilst users/ families have expressed the desire to be kept up to date. Engagement on the design of supported living has taken place as part of the Accommodation Strategy Development.
43. Further opportunities for users to contribute to the design will be scheduled once a programme of work is agreed and plans are available for comment.
44. A planning application will be submitted at the beginning of July 2019 and engagement with the local community regarding the site development is planned prior to and as part of the planning application.
45. The Adults and Communities Overview and Scrutiny Committee were provided with a summary of the progress made to prepare for the redevelopment of short breaks services and residential services, including the relocation of existing residents and tenants and the design principles and re-build programme at its meeting on the 10 June 2019. The Committee welcomed and supported the proposals.

Equality and Human Rights Implications

46. An Equality and Human Rights Impact Assessment (EHRIA) was completed in relation to the public consultation and resulting in recommendations to develop the site and was submitted to the Cabinet in June 2018. The EHRIA identified a disproportionate impact on people with learning disabilities, but that this did not amount to unlawful discrimination against anyone with a protected characteristic.
47. The EHRIA concluded that the recommendations will have a positive or neutral impact on the services. The development of the site will result in increased provision of supported living, and significantly improved short break facilities for working age adults.
48. The EHRIA has reiterated the need for attention to be paid to the management of change processes to ensure people are supported well through any temporary or permanent moves required.
49. Progress is being made to support individuals to identify, and transition to, suitable alternative accommodation; this work is being co-ordinated by a project dedicated social worker. The type and nature of support being provided has been determined by the needs and wishes of the individual.
50. The planned development of the site in two phases will enable the existing short breaks facility to operate until the new service is ready, enabling the business continuity action in the improvement plan to be realised.

Background Papers

- Leicestershire County Council Vision and Strategy for Adult Social Care 2016-20
http://corpedrmsapp.8087/Intranet%20File%20Plan/Departmental%20Intranets/Adults%20and%20Communities/2012%20-%202013/Departmental%20Administration/ASC%20Policies%20and%20Procedures/ASC_Strategy_2016-2020_P0358_12.pdf
- **Accommodation Strategy for Working Age Adults 2017-2022** -
<https://resources.leicestershire.gov.uk/sites/resourca/files/field/pdf/2018/11/21/appendices-accommodation-strategy-for-working-age-adults-2017-2022.pdf>
- Report to Cabinet: 12 June 2018 – Reconfiguration of In-House Learning Disability Residential Accommodation –<http://politics.leics.gov.uk/ieListDocuments.aspx?CId=135&MId=5181&Ver=4>
- Report to Cabinet: 16 October 2018 - Capital Investment into Adult Social Care Accommodation Based Support Services –
http://politics.leics.gov.uk/documents/s138053/4_June_Reconfiguration%20of%20In%20House%20LD%20Res%20Accomm.pdf
- Report to Cabinet: 8 February 2019 – Provisional Medium Term Financial Strategy 2019/20 to 2022/23-
<http://politics.leics.gov.uk/ieListDocuments.aspx?CId=135&MId=5600&Ver=4>

List of Appendices

- Appendix A – Draft Site Phasing Plan
- Appendix B – Draft Site Plan