

HAMPSHIRE COUNTY COUNCIL**Decision Report**

Decision Maker:	Executive Member for Policy and Resources
Date:	8 April 2016
Title:	Adults with Disability Accommodation Strategy - Approval of Capital Grant contributions
Decision Reference:	7439
Report From:	Director of Culture, Communities and Business Services

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1. Executive Summary

- 1.1. The purpose of this paper is to seek permission from the Executive Member for Policy and Resources to make a series of capital grant awards under the Adults with Disability Accommodation (formerly Younger Adults Extracare Housing) Grants Programme to a number of Registered Providers as the County Council's contribution toward the total cost of modification to a number of existing residential/supported housing schemes in Hampshire.

2. Background

- 2.1. Hampshire County Council's long term planning towards the transformation to 2017 and beyond includes a strategic approach to the development of a wide range of services to meet the housing, care and support needs of younger adults (19-64 years) with eligible social care needs that maximise their independence and minimise costs to the Council.
- 2.2. Approval was granted in January 2015 from the Executive Members for Policy and Resources and Adult Social Care and Public Health to deliver Extra-Care Housing for Younger Adults which will offer high quality accommodation and support for individuals aged below 65 who will primarily have a learning disability, mental health problems or a physical disability. An initial capital envelope of £6M was identified to support this programme in order to achieve £1.2M revenue savings as part of Tt2017.
- 2.3. The expectation is that under this programme, both the "hotel" or costs of residence and costs of care and support will be reduced, with service users living more independently and tenancies being granted for which Housing

Benefit can be claimed. A Grants Programme was launched last year that would enable Registered Providers and Charitable Housing partners to request capital contributions towards new build or refurbishment projects, subject to assessment of the suitability of the premises, their location and available service users to take advantage of the opportunity.

- 2.4. More significant savings are now planned to be secured from an expanded programme, with capital borrowing of up to £35M recently approved by Full Council (February 2016) and a strategic business case and implementation strategy is due to be considered at the April 2016 Decision Day for the Executive Member for Policy and Resources. In the meantime, there are a number of project opportunities presented under the aforementioned Grants Programme that require approval to the requested capital contribution. In the absence of any other approval, the Financial Regulations require Executive Member approval to grants above £5,000. The projects detailed below provide delivery of a number of “early wins” in advance of the business case/strategy approval for the more substantive programme.

3. Proposed developments seeking capital grant support

- 3.1. Since the launch of the Grants Programme last year, a number of Registered Providers and Charitable Housing bodies have approached the County Council with potential housing projects, often former Supported Housing schemes for Older Persons that with adaptation and/or refurbishment could be suitable for Younger Adult service users. In relation to each grant application, the suitability of the accommodation has been carefully assessed in terms of the following criteria:
- Location: general geographical fit with service users and importantly proximity to local facilities and services;
 - Size: ideally small (6-8 units) and larger schemes (10-16 units) of 1 bedroom flats or bedsits and potential to provide some communal accommodation;
 - Service “fit”: relating available accommodation to the service user requirements, particularly for those with a higher, more complex need.
- 3.2 From these approaches, an initial four schemes are recommended for grant support from the County Council. Appendix 1 below provides a summary of each project, the nature of the accommodation and the target service user group, the level of capital grant required and proposed adaptation scheme, together with the anticipated revenue savings/payback on the identified investment.

4. Performance

- 4.1 The Adults with Disability Accommodation Strategy will provide a modern alternative form of care and support for adults with a Learning Disability, Physical Disability and Mental Health condition, promoting greater service user independence, wellbeing and choice. In this regard the programme

meets the Corporate Priorities of to Maximise Wellbeing and Enhancing our Quality of Place.

5. Finance

- 5.1 For relatively modest capital grant contributions ranging from around £20,000 to £60,000, it is possible to secure the provision of 42No re-purposed units suitable to meet the residential needs of adults with a range of disability and/or conditions. (Exempt Appendix 1 provides more detail). In the absence of these buildings being adapted and made available, these service users would remain in a more costly residential care home type settings. The transfer of these service users will allow them to be granted a tenancy from the Register Provider/landlord and for Housing Benefit to be claimed to cover the residence costs. It is also possible that in some circumstances the costs of care and support may also reduce.
- 5.2 The total forecast revenue saving across the four projects is at around £550,000 p.a. for a total capital outlay of £175,000. The capital grants will be met from the approved prudential borrowing for the Tt2017 Adult with Disability Accommodation Strategy.

6. Next Steps

- 6.1 Subject to the approval of the Executive Member, discussions will continue with each of the identified providers to influence schemes of adaptation and agree timing of the payment of the grant award and importantly identify and support service users to transition into these new settings.
- 6.2 A separate mini competition will be undertaken via the Learning Disability Support Framework or via an Single Tender Approval (STA) to determine which provider will provide the care and support services for each of the identified schemes.

7. Recommendation

- 7.1 That the Executive Member for Policy and Resources approves the capital grant awards on the basis set out in Appendix 1 (Exempt) to the identified parties and at the indicated levels to adapt premises for occupation by Adults with Disability service users and for the Director of Adult Social Care and Public Health (Director of Learning Disability Services and LD and PD Provider Services) to be given delegated authority to enter into an appropriate grant agreement in relation to each award.

CORPORATE OR LEGAL INFORMATION:**Links to the Corporate Strategy**

Hampshire safer and more secure for all:	no
Corporate Improvement Plan link number (if appropriate):	
Maximising well-being:	yes
Corporate Improvement Plan link number (if appropriate):	
Enhancing our quality of place:	yes
Corporate Improvement Plan link number (if appropriate):	

Section 100 D - Local Government Act 1972 - background documents

The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)

DocumentLocation

None

IMPACT ASSESSMENTS:

1. Equality Duty

1.1. The County Council has a duty under Section 149 of the Equality Act 2010 ('the Act') to have due regard in the exercise of its functions to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, gender and sexual orientation) and those who do not share it;
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Due regard in this context involves having due regard in particular to:

- a) The need to remove or minimise disadvantages suffered by persons sharing a relevant characteristic connected to that characteristic;
- b) Take steps to meet the needs of persons sharing a relevant protected characteristic different from the needs of persons who do not share it;
- c) Encourage persons sharing a relevant protected characteristic to participate in public life or in any other activity which participation by such persons is disproportionately low.

1.2. Equalities Impact Assessment:

The proposals are expected to have a positive impact on the residents of the properties. No negative impacts are anticipated.

2. Impact on Crime and Disorder:

2.1. No impact on Crime and Disorder has been identified.

3. Climate Change:

3.1. How does what is being proposed impact on our carbon footprint / energy consumption?

No impact identified

3.2. How does what is being proposed consider the need to adapt to climate change, and be resilient to its longer term impacts?

No impact identified.

CONFIDENTIAL APPENDIX:

Reasons Why this Appendix is Not for Publication

This appendix is not for publication as it contains exempt information within Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972, being information relating to the financial or business affairs of any particular person (including the authority holding that information). Further, it is considered that, in all the circumstances, the public interest in maintaining this exemption outweighs the public interest in disclosing this information. While there may be a public interest in disclosing this information, namely that it would provide information on the County Council's grant funding deliberations, it is felt that, on balance, this is outweighed by other factors in favour of maintaining the exemption, namely disclosure of the information would disclose information on the business affairs of both the County Council and third parties.