

**Title of meeting: Health & Social Care Portfolio**

**Date of meeting: 7<sup>th</sup> March 2018**

**Subject: Acquisition of Oakdene**

**Report by: Rachael Roberts**

**Wards affected: Milton**

**Key decision: Yes**

**Full Council decision: No**

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**1. Purpose of report**

To seek approval for the purchase of the now disused Oakdene unit owned by Solent NHS. The property is to provide at least 17 additional units of accommodation to add to the Adult Mental Health supported housing pathway provided by Portsmouth City Council.

**2. Recommendations**

- i) That the Deputy Director of Adult Social Care in consultation with the Head of Finance & S151 Officer acquires the Oakdene site.
- ii) That the Deputy Director of Adult Social Care in consultation with the Head of Finance & S151 Officer amend the composition and spending profile of the proposed scheme in order to meet planning and design requirements whilst ensuring that the schemes remain financially viable following any necessary changes.
- iii) That the Deputy Director of Adult Social Care in consultation with the Head of finance and S151 Officer be delegated authority to agree any joint arrangements with the CCG regarding their contribution to the scheme.
- iv) That the Head of Legal Services / City Solicitor be authorised to enter into all documentation necessary to complete the purchase.

**3. Background**

During 2017, a review of Adult Mental Health (AMH) accommodation was undertaken jointly between officers from Adult Social Care (ASC), Integrated Commissioning Service and Property and Housing with the collaborative aim of providing improved accommodation and a more flexible pathway of accommodation.

As a result of the review it was identified that, for AMH service users, we need to achieve efficiencies and better outcomes for individuals that are ASC and Health funded through better planning of health care and accommodation care and support and environments throughout the accommodation pathway for those detained in **secure hospitals, through residential care, to supported living and floating support** provision. On the whole the current issues can be summarised as follows:

- Some individuals are placed **far away** from their Portsmouth home because of perceived or a real lack of local provision;
- **Lengths of stay** are too long for some people in high support/care services;
- AMH **funding and resources** are over-stretched;
- Some care and support provision does not provide a **clear pathway to independence and recovery**;
- Care & Support planning is not always **person centred**;
- **Quality of supported living** accommodation in the City for people with mental health problems is not as high as for other client groups;
- Some care provision actually **creates dependence and institutionalisation** – and so future reliance on services.

#### 4. **Reasons for recommendations**

With a strong emphasis on the need for increasing and improving person centred supported living options, we are seeking to acquire and refurbish a number of properties for AMH usage throughout the city. A core part of this strategy would be the securing of the Oakdene building.

The reasons for the choice of the Oakdene unit in particular were:

- The excellent location, being both fairly secluded but with good access routes to the city centre and nearby facilities;
- Planning permission for the type of proposed usage will be required, however having been formally used as an Adult Mental Health rehabilitation unit, it is anticipated that the planning permission for a change of use will be granted.
- Currently being available and potentially could come on stream within a reasonable timescale, without the need for a full rebuild;
- Being of sufficient scale to be able to have a significant impact on increasing the capacity and flexibility of accommodation and support options to AMH.

The purchase and refurbishment of the Oakdene building will provide 12 one bedroom flats and one 5 bed shared 24/7 'unit' for more complex mental health needs, and these additional units of accommodation will allow us to:

- Move back some high costs out of area placements nearer to home and reduce current impact of cost and other resources;
- Reduce the usage of AMH residential care usage in the City, which is both higher cost and is a less person centred model of support than supported living;

- Improve outcomes for individuals and reduce future dependence on care and health services through having more person centred supported planning;
- Improve the quality of AMH supported living environments and make them more conducive for improving mental health and wellbeing;
- Reduce lengths of stay for individuals in residential care by having an increased amount of 'step down' accommodation and support options 'lower' down the pathway.

## **5. Equality impact assessment**

A Preliminary Equality Impact Assessment has been completed and no adverse equality implications were identified.

## **6. Legal implications**

Full due diligence will be undertaken in respect of the Property prior to completion.

## **7. Finance comments**

- 7.1 On 13<sup>th</sup> February 2018 the Council approved the capital programme for 2017/18 to 2022/23 which included the £2.149m scheme for the purchase and remodelling of the former Oakdene site near St James for the purposes outlined within this report.
- 7.2 £680,000 of the funding is expected to be provided from the Care and Support Specialised Housing Fund issued by the Department of Health, which is subject to final confirmation. Should this funding not be confirmed, alternative funding sources will need to be identified before the scheme can proceed.
- 7.3 A financial appraisal has been undertaken with the Integrated Commissioning Service, based on an analysis of current placements and average costs. It is estimated that the proposal could achieve annual revenue savings for the City Council in the region of £157,000; with additional savings for the wider health system as individuals step down from high cost residential placements. However, it should be noted that the actual savings achieved will be dependent on the utilisation of the accommodation and the specific individual placements.
- 7.4 As highlighted within the report, discussions are underway with the Portsmouth Clinical Commissioning Group regarding their contribution to the scheme.

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Signed by:

## **Appendices:**

**Background list of documents: Section 100D of the Local Government Act 1972**

The following documents disclose facts or matters, which have been relied upon to a material extent by the author in preparing this report:

Title of document	Location

The recommendation(s) set out above were approved/ approved as amended/ deferred/ rejected by ..... on .....

.....  
Signed by: