



Decision maker: Health and Social Care Cabinet Member
Housing Cabinet Member

Subject: Locally Based Hospital Unit Reprovision

Report by: Head of Adult Social Care

Date of Decision: 13 July 2010

Wards affected: All

Key decision (over £250k): No

1. Purpose of report

To advise Members of the plan, and progress to date, to reprovide the two remaining locally based hospital units, Avenue House and Hamilton House into supported living settings.

2. Recommendations

- (i) Authority to consult with resident's representatives and then decide whether to hold Avenue & Hamilton Houses in the Housing Revenue Account or to dispose of on a long lease to a Registered Social Landlord be delegated to the Strategic Director responsible for Adult Social care & the Strategic Director & Section 151 Officer.
- (i) Members note progress on this issue

3. Background

- 3.1 In 2001 the White Paper *Valuing People: A New strategy for Learning Disability for the 21st Century*, stated that NHS Campuses / Locally Based Hospital Units (LBHUs) are not good places for people with learning disabilities to live. This paper was further supported by *Our Health, Our Care, Our Say (DH 2006)* and most recently in *Valuing People Now – A new three year strategy for people with learning disabilities (DH 2009)*.

Reprovision of NHS Campus Services is a delivery priority for the Department of Health (DH) and it is expected that all people currently living in these units will have their care reprovided in social settings from December 2010. However, in Portsmouth the final closure date of the service is March 2011.

These people should be supported to live ordinary lives in their own communities. They should have choice and control over where they live, whom they live with and how they live and have the opportunity to live in ordinary housing in supported living schemes with assured tenancies or own their own homes where this is feasible.

The new service model, called "Supported Living" will contractually separate the housing element from the care and support elements of the services. Existing service users living in NHS Campus services will become tenants and eligible for housing and other welfare benefits.

Capital and revenue funding was made available from the DH to Local Authorities and Primary Care Trusts to support re-provision. The PCT received £930,000 capital monies for spend during 2010/11 and Adult Social Care received £443,000 revenue monies to be spent over 3 years from 2008 – 2011.

The service revenue budgets for both Avenue House and Hamilton House will transfer from the PCT to the Council, to fund the re-provided services, as part of the Learning Disability Transfer. The value of this transfer for 2010/11 is £1,221,616 in respect of Avenue House and £492,631 for Hamilton House.

The outcomes of the Portsmouth NHS Campus Services re-provision project are:

- The operational part of Avenue House will transfer to Portsmouth City Council. The non operational element of the site will remain in PCT ownership whilst plans for its future use are determined. The land and buildings transferring will be protected by appropriate covenants to protect the ongoing NHS interest in the properties.
- Hamilton House will be leased to Portsmouth City Council. As part of the St James Site this building is part of the longer term Strategic Plans for the site
- Grant funding equal to the value of Avenue House will be transferred to the Council to enable them to purchase the facility from the PCT at a net nil cost.

Avenue House accommodates six service users with severe learning disabilities and a range of physical disabilities. The service is provided by Solent Healthcare. A nurse manages the unit and provides nursing oversight and input where necessary to support the needs of people. Healthcare support workers provide general care and support.

Hamilton House has six service users with learning disabilities, physical disabilities and additional complex health conditions. The service is provided by Solent Healthcare. The unit is Consultant led and care is provided by a mix of registered nurses and healthcare support workers.

3.2 Current Position

Following extensive consultation with families, friends, service users and advocates, including a 12 week formal consultation period with families from Hamilton House, the following plans for the two sites are being progressed:

On the Avenue House site: 1 single bed home, 1 two-bed home, 1 three-bed home. A decision on the planning application is believed to have been dealt with under delegated powers and the result is expected shortly.

On the Hamilton House site: redevelopment of the current 6-bed configuration to provide six enlarged rooms with common areas with infrastructure in the fabric of the building which will enable it to be further developed into 2 three-bed homes in the future if required.

Residents will need to be moved whilst refurbishment/redevelopment work is carried out, and the former Beaton Assessment Ward on the St James site is currently being refurbished to facilitate this.

Avenue House will be refurbished first, and work is scheduled to begin in mid July and complete in late November. Work is scheduled to begin on Hamilton House in January 2011 and complete in late March.

A Tendering exercise to appoint a care provider for the new services, has just begun and discussions are currently underway regarding the development of a Tendering process for a registered social landlord/s for the properties.

Nursing care and support will be provided by a peripatetic Learning Disability Nursing Team service. The service model is currently being developed with Solent Healthcare and will be commissioned separately via the Integrated Commissioning Unit.

Work is currently on schedule and the planning decision on Avenue House is expected shortly. Budgets are currently showing a pressure to the value of approximately £100,000 but actions are being undertaken to mitigate this.

There are two options for the provision of landlords services to the two units after transfer from the NHS. They could either be held within the Housing Revenue Account & managed by the Housing Management Service or they could be transferred on a long lease to a Registered Social Landlord (Housing Association). Authority is sought for Strategic Directors to consult with residents representatives and then decide between the options.

4. Reasons for recommendations

For the Cabinet Member for Health and Social Care and Cabinet Member for Housing to note progress on this issue and for this scheme to progress in consultation with residents representatives.

5. Equality impact assessment (EIA)

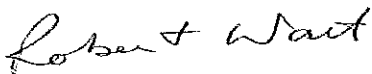
Carried out via PCT processes in the early stages of the planning process, in November 2008.

6. Head of legal services' comments

The City Solicitor is satisfied that it is within the Council's powers to approve the recommendations as set out in this report.

7. Head of finance's comments

Approval to the financing of the costs of the scheme will be sought at a future date.



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Signed by: Robert Watt, Head of Adult Social Care

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

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Signed by: **Councillor Steve Wylie**