

<b>Title of meeting:</b>	<b>Cabinet</b>
<b>Date of meeting:</b>	<b>4<sup>th</sup> December 2018</b>
<b>Subject:</b>	<b>Response to the Housing &amp; Social Care scrutiny panel's report "A review into models of Supported Accommodation for people With Learning disabilities and whether similar provision can be extended to others with a support need"</b>
<b>Report by:</b>	<b>James Hill - Director of Housing, Neighbourhood and Building Services</b>
<b>Wards affected:</b>	<b>All</b>
<b>Key decision:</b>	<b>No</b>
<b>Full Council decision:</b>	<b>No</b>

---

### **1. Summary**

The Housing & Social Care Scrutiny panel conducted a review into models of supported accommodation for people with learning disabilities and whether similar provision can be extended to others with a support need.

### **2. Purpose of report**

The purpose of this report is to respond to the Housing and Social Care scrutiny panel - "models of supported accommodation for people with learning disabilities and whether similar provision can be extended to others with a support need".

### **3. Recommendations**

3.1 That the panel is thanked for its work in undertaking the review.

3.2 That the Housing and Social Care Scrutiny panel's recommendations are noted.

3.3 Cabinet note the potential to provide alternative models of accommodation beyond the initial learning and disability group and the Director of Housing, Neighbourhood and Building Services is asked to work with the Director of Adult Social Care and other directors as appropriate with the respective Cabinet members to continue to develop the supported living model.

3.4 Cabinet confirm that each scheme should be appraised with a business case that sets out the total financial impact of each development on the Council as a whole, thus acknowledging the positive impact the Supported Housing Portfolio delivers.

#### **4. Response to the panel's recommendations**

- 4.1 Recommendation 1 - Consideration be given to a specific capital allocation per year to enable the continual development of supported housing council wide. This budget could sit alongside successful grant funding within the financial appraisal to enable more developments to come to fruition earlier.

Response - The allocation of corporate capital resources lies with council members, bids for capital resources have to be made against a finite amount of resource with competing calls upon it. The delivery of supported housing presents the opportunity to generate savings that could either support the ongoing cost of borrowing or be realised as a departmental saving should the development be built and held within the Housing Revenue Account.

Any financial allocation of funds will be included within a financial appraisal and business case for the scheme, each scheme will have approval from the Director of Housing, Neighbourhoods and Building Services and the Cabinet member for Housing.

The Supported Housing Business Partner has been requested to produce a delivery programme for the next 15 years to meet the continual demand for supported housing from both Adult Social Care and Children's and Family Services, this document will sit alongside the business case and financial reports for each scheme.

- 4.2 Recommendation 2 - Any increase in provision of supported housing be firstly used to repatriate individuals who are currently placed out of the city where it suits the individual. The saving generated from this could be used to offset the cost of borrowing for the scheme.

Response - The council currently spends £4,191,576 on the provision of housing outside of the city. Service users are housed outside of the city for a number of reasons, primarily due to the type of accommodation they require not being available within the city. All new developments go through one of a number of accommodation panels to ensure that the scheme meets all requirements for prospective tenants, for the learning disability team go through the Housing and Support Transformation Group consideration will be made to this cohort of service user primarily and financial appraisals generated with this in mind.

It should be noted that there are some service users who have lived outside of the city for a long time, they have embedded themselves within the local community and all of their care and welfare needs are met, also that a move back to the city may well be detrimental to them, this decision is taken by the professional team around the individuals.

- 4.3 Recommendation 3 - Increased use of technology be considered for all schemes, not just new builds or refurbishments. Those schemes already using technology should also be considered as it may be possible to adjust the care provision within the homes.

Response - The supported Housing Officers alongside colleagues in Private Sector Housing, Telecare team are working towards bringing more technology into buildings, technology is ever changing and improving and we as an authority will continue to embrace this.

The Learning disability team at the kestrel centre will continue their endeavours to change care provision where possible following the implementation of technology. This is part of Adult Social Care's, Housing and Support Transformation Strategy.

- 4.4 Recommendation 4 - A financial appraisal be developed for each scheme and that the Business Partner Capital Delivery undertake to deliver the schemes supporting where possible Housing, Neighbourhood and Building Services own internal team.

Response - The creation of a financial appraisal is part of the standard process for the delivery of any new scheme, to show the scheme is financially viable to take forward.

The decision as to whom will physically deliver the bricks and mortar of any scheme is a decision made at the time and will relate at the time to the existing workload on the design team as this is not finite. HNB are able to commission the Regeneration team to deliver schemes on their behalf, supporting this directorate relationship.

- 4.5 Recommendation 5 - The Business Partner compiles a yearly report detailing the demand and spend to support the decision for the allocated funding each year prior to the city council's budget meeting.

Response - The business Partner will work alongside HNB Finance Manager to produce this report to sit alongside the delivery programme as stated in response one.

- 4.6 Recommendation 6 - Consideration to be given to developing a policy with the core strategy to require a proportion of supported housing to be delivered in major developments.

Response - The new Local Plan for Portsmouth sets out the planning strategy for meeting future development needs in the city for the period up to 2034. As part of the Local Plan review, the council is examining the different evidence bases it will need to understand the different housing need across the city.

The council is required to demonstrate that its plans are evidence-based, deliverable, realistic, viable and compatible with other plans.

The Supported Housing Business Partner would welcome from any private developer a number of units being reserved for affordable housing and a proportion reserved for the supported living portfolio provided that it was viable for the development and met the needs of the proposed client group, not just in terms of a physical building but within the community setting too.

- 4.7 Recommendation 7 - Opportunities to work with the Portsmouth CCG to reduce continuing healthcare costs be investigated.

Response - Following the Senior Management restructure in 2015, the council has developed a stronger working relationship with the Portsmouth CCG. The delivery of Oakdene in 2019/20 for Adult Mental Health will see the first significant savings directly funded by the CCG, following the refurbishment the building will be home to 17 adults with mental health related conditions.

All financial appraisals show cost savings relating to care for both the CCG and/or PCC where applicable.

The Supported Housing Business Partner is currently working alongside colleagues in Continuing Health Care to provide bespoke accommodation for 10 adults whom a wholly healthcare funded, this development would be realised in 2022.

## **5. Reasons for recommendations**

To continue to deliver high quality supported housing models for a variety of different cohorts meeting a multitude of different support needs and where possible to generate savings to both Portsmouth City Council and the Clinical Commissioning Group.

## **6. Equality impact assessment**

This is covered in section 14 of the panel's report.

## **7. Legal implications**

This is covered in section 12 of the panel's report.

## **8. Director of Finance's comments**

This is covered in section 13 of the panel's report.

.....  
Signed by:  
**James Hill - Director of Housing, Neighbourhood and Building Services**

## **Appendices:**

Housing & Social Care Scrutiny panel report on Supported Accommodation.

**The recommendation(s) set out above were approved/ approved as amended/  
deferred/ rejected by Cabinet on 4<sup>th</sup> December 2018.**

.....  
Signed by:  
Gerald Vernon-Jackson