

**BOROUGH OF POOLE**

**COUNCIL**

**21<sup>ST</sup> OCTOBER 2008**

**LEARNING DISABILITY SERVICES MOVING ON FROM HOSPITAL LIVING (NHS CAMPUS CLOSURE PROGRAMME (PHASES 1 AND 2)): REPORT OF THE PORTFOLIO HOLDER FOR SOCIAL CARE AND EQUALITIES**

**1. PURPOSE OF REPORT**

- 1.1 To seek Council approval for the project and the associated funding plan.

**2. DECISIONS REQUIRED**

- 2.1 That Council be recommended to:-

- (i) approve the Learning Disability Service Moving on from Hospital Living (Campus Closure Programme) Phases 1 and 2 Scheme and addition to the Council's Capital Programme;
- (ii) recognise a £1,820,000 capital spend for 26 units of social housing, fully funded by external Government capital grant, routed to the Council via a Section 256 Agreement from the Bournemouth and Poole Teaching Primary Care Trust (B&PPCT);
- (iii) recognise the Acting Head of Housing and Community Services as the main responsible officer for financially managing the Scheme and ensure the Borough of Poole contribution does not exceed the £1,820,000 allocation;
- (iv) approval for the Acting Head of Housing and Community Services and the local Implementation Team to use existing Housing and Community Services systems and processes to operationally manage the Scheme including ensuring Value for Money is achieved on a Unit by Unit basis and to ensure this is within the total resource available; and
- (v) recognise a final revenue commitment, currently estimated to be £325,000 per annum and included in the Council's draft Medium Term Financial Plan (MTFP).

**3. BACKGROUND/INFORMATION**

- 3.1 Cabinet, at its Meeting on 7<sup>th</sup> October 2008, recommended approval of the above to Council.

3.2 Cabinet was also asked to note:-

- (i) The Pan-Dorset multi agency partnership commitment to delivering the scheme involving three Councils, Poole, Bournemouth and Dorset County and two Primary Care Trusts, B&PPCT and Dorset and existing service providers Dorset Healthcare Trust;
- (ii) Dorset County Council (DCC) acting on behalf of the partnership, for Phase 2, via a process meeting their own standing orders have identified fifteen Registered Social Landlords (RSL's) capable of delivering the outcomes of the project – namely providing social housing units in which the clients will be tenants; and
- (iii) Partners including the Acting Head of Housing & Community Services acting for the BOP, have subsequently identified three RSL's from this original list for 'preferred provider status' based on strength of submitted documentation and interviews to deliver the social housing units.

3.3 I attach, for Members' Information, the supporting Report to Cabinet and I urge Members to accept the recommendations.

**Councillor Elaine Atkinson**  
**Portfolio Holder for Social Care and Equalities**

**COUNCIL – 21<sup>ST</sup> OCTOBER 2008 – FOR INFORMATION**

**BOROUGH OF POOLE**

**CABINET**

**7<sup>TH</sup> OCTOBER 2008**

**LEARNING DISABILITY SERVICES MOVING ON FROM HOSPITAL LIVING (NHS CAMPUS CLOSURE PROGRAMME) PHASES 1&2: REPORT OF THE STRATEGIC DIRECTOR (ADULT SOCIAL SERVICES)**

**1. Purpose of report**

- 1.1 To seek member approval for the project and the associated funding plan.

**2. Decisions Required**

*Cabinet is asked to recommend to Full Council:*

- 2.1 Approval of the Learning Disability Service Moving on from Hospital Living (Campus closure programme) Phases 1 & 2 Scheme and addition to the Council's capital programme.
- 2.2 To recognise a £1,820,000 capital spend for 26 units of social housing, fully funded by external government capital grant, routed to the Council via a Sec256 (of the National Health Act 2006) agreement from the Bournemouth & Poole Teaching Primary Care Trust (B&PPCT).
- 2.3 To recognise the Acting Head of Housing and Community Services as the named responsible officer for financially managing the scheme and ensure the BOP contribution does not exceed the £1,820,000 allocation.
- 2.4 Approval for the Acting Head Of Housing & Community Services and the local implementation team to use existing Housing & Community Services systems and processes to operationally manage the scheme including ensuring value for money is achieved on a unit by unit basis and to ensure this is within the total resource available.
- 2.5 To recognise a final revenue commitment, currently estimated to be £325,000 per annum and included in the Council's draft Medium Term Financial Plan (MTFP).

*Cabinet is asked to note:*

- 2.6 The Pan-Dorset multi agency partnership commitment to delivering the scheme involving three Councils, Poole, Bournemouth and Dorset County and two Primary Care Trusts, B&PPCT and Dorset and existing service providers Dorset Healthcare Trust.
- 2.7 Dorset County Council (DCC) acting on behalf of the partnership, for Phase 2, via a process meeting their own standing orders identified fifteen Registered

Social Landlords (RSL's) capable of delivering the outcomes of the project – namely providing social housing units in which the clients will be tenants.

- 2.8 Partners including the Acting Head of Housing & Community Services acting for the BOP, have subsequently identified three RSL's from this original list for 'preferred provider status', based on the strength of the submitted documentation and interviews, to deliver the social housing units.

### **3. Background Information**

- 3.1 The White Paper 'Our Health, Our Care, Our Say', builds on and reinforces the target set in 'Valuing People A Strategy for People with a Learning Disability for the 21<sup>st</sup> Century' (Valuing People Agenda), that was published in 2001. The White Paper states that any NHS Campus for people with a Learning Disability should be closed by 1<sup>st</sup> April 2010 and that alternative local services must be developed as necessary to allow this to happen.
- 3.2 143 people living in campus accommodation across Dorset require alternative accommodation by 1<sup>st</sup> April 2010. For the majority, and as reinforced in the 'Valuing People' agenda, some form of supported living in social housing units is appropriate and desirable. For a small minority the most suitable re-provision may be residential care, in placements similar to current social care placements.
- 3.3 The Government has provided resource via Learning Disability Development Funding (LDDF) and more recently specific Campus Closure revenue grant to local authorities to fund local implementation. A Pan-Dorset Programme Director is being funded by all partners and local implementation teams in Poole, Bournemouth and Dorset are being funded by each authority. All posts specific to Poole have been through the Council's vacancy clearance process.
- 3.4 The Programme Director and local teams have been responsible for co-ordinating a capital bid to the Department of Health (DOH) to access a national £175M specific capital resource to support the campus closure programme – this resource can be used for new build, procurement of suitable property, procurement and adaptation to make property suitable, adaptation of existing property.
- 3.5 The bid was successful and for Phase 1 & 2 the Pan Dorset partnership has received in total £5,180,000, on the basis of 74 units at £70,000 each. This £70,000 is merely a national government allocation figure and is not a minimum or maximum cost per unit. The actual cost per unit is for local implementation teams to finalise using all available funding, which may also include monies provided by RSL's.
- 3.6 Based on the preferences people have made to where they want to live there is a proposed share of the capital resource. This could change subject to final numbers of individuals re-settled in Poole. The proposed Sec256 agreement will need to be sufficiently flexible to allow for variations in the levels of investment across the three Local Authority areas.

	Units	£ share
Poole	26	1,820,000
Bournemouth	31	2,170,000
Dorset	17	1,190,000
Total	74	5,180,000

- 3.7 DCC as designated lead organisation on behalf of the partnership, for Phase 2, identified fifteen RSL's capable of providing suitable social housing units in which the people will be tenants. This process has been in accordance with DCC Standing Orders, the BOP has this in writing from the Director of Adult Services in DCC.
- 3.8 All partners, including the Acting Head of Housing & Community Services BOP, have subsequently identified three RSL's from this original list for 'preferred provider status', based on the strength of the submitted documentation and interviews, to deliver the social housing units. These three RSL's are:
- Bournemouth Churches Housing Association
  - Golden Lane Housing
  - Testway
- 3.9 A Phase 3 [final – linked to financial year 2009/10] capital bid is currently in preparation and Members will be updated on the outcome of this in due course. Capital received as part of this bidding round will enable all Campus residents to be re-settled within the community.

#### **4. Financial impact in Poole**

- 4.1 The DOH capital resource has been paid in the first instance to PCT's. The B&PPCT propose, via a Sec256 agreement, to pay the BOP the 'Poole' share of £1,820,000.
- 4.2 For NHS capital reporting purposes this is a specific 2008/9 resource but subject to appropriate wording in the Sec256 agreement, flexibilities allow part of this resource to be spent past the financial year end if necessary provided a firm capital commitment exists.
- 4.3 It will be the responsibility of the local Poole implementation team to manage the resource and ensure that 26 units of accommodation are procured from the 'preferred provider' list of RSL's within the total resource available which may include negotiated contributions from RSL's. The BOP contribution to the capital Phases 1&2 will not exceed £1,820,000 and the Acting Head of Housing and Community and Community Services will be the named responsible officer.
- 4.4 The Acting Head of Housing & Community Services has requested that the operational processes and systems currently used by Housing and Community Services in working with RSL's to deliver social housing units be formally adopted and used in this scheme. These processes and systems have been reviewed by Internal Audit and will provide assurances that value

for money will be achieved, external RSL resources will be accessed and the scheme will be delivered within the available resource.

- 4.5 To protect this capital investment in the long term 'charges on property' will exist which, should RSL's choose to sell properties purchased or adapted using this capital resource, will provide local authorities with sustainable funding to fund alternative accommodation in the future. However one of the main objectives of the programme is to provide people with a long term secure tenancy and the RSL's selected provide the best opportunity for this to be achieved.
- 4.6 Some people who are part of the 'Poole' capital Phases 1&2 programme on account of their wish to live in Poole, will not be the on-going revenue financial responsibility of the BOP.
- 4.7 A combination of 'Ordinary residence' legislation and Continuing Health Care (CHC) screening has identified that six people will be the on-going revenue responsibility of the BOP. A full year final cost for these people is estimated to be £325,000 and this sum is included in the Council's latest draft Medium Term Financial Plan.
- 4.8 Most other people living in Poole will be the on-going revenue financial responsibility of the B&PPCT. However the national agenda to move commissioning and funding responsibility from the NHS to local government for all learning disability services may mean these costs, with funding to match, eventually become the responsibility of the BOP. (This is part of a much wider agenda, which will be the subject of a future report to Cabinet).

## **5. Project Timetable**

September 2008	Interim allocation of business to RSL partners (phase 2)
October 2008	RSL proposals received and matched to individual service user need
December 2008	Detailed contracts let with RSL's
January 2009	Property/unit procurement by RSL's commences
January 2009	Tendering for phase 3 begins
April 2009	RSL's for phase 3 selected
May 2009	Interim allocation of business to RSL partners (phase 3)
July 2009	RSL proposals received and matched to individual service user need
September 2009	Detailed contracts let with RSL's
October 2009	Property/unit procurement by RSL's commences
April 2010	All 143 Dorset residents living in NHS hospital accommodation re-settled

### **Background Papers**

None

**Jan Thurgood**

**Strategic Director – Adult Social Care**