

REPORT

By: Caroline Highwood – Director of Resources, Adult Social Services

To: Supporting People in Kent Commissioning Body

26 June 2008

Subject: Growth Bid Sevenoaks

Classification: Unrestricted

For Information

Summary: A growth bid from West Kent Housing Association for revenue funding to deliver housing related support to 2 units for learning disabled service users in Sevenoaks.

1.0 Introduction

The Commissioning Body of September 2007 agreed that all growth bids for Supporting People funding be presented to the Commissioning Body on an agreed template with additional support from the relevant district or borough council.

2.0 Strategic Fit

The proposed service (Appendix 1) is intended to fund the housing related support to two service users with learning disabilities in accommodation that was capital funded by the Housing Corporation. The scheme is entitled HOLD (Home Ownership for People with Long Term Disabilities).

The current long term review of housing is currently underway and early indicators show that there is a shortage of accommodation for this client group in Sevenoaks. The project has yet to be finalised however and all final recommendations are yet to be identified.

The supporting letter (Appendix 2) from Pat Smith, Head of Housing at Sevenoaks District Council states

- This project fits with the Council's Housing Strategy key objectives, which are to provide a choice of housing across all tenures, and for all

client groups, and to provide housing related support to enable people to live independently.

The bid from West Kent Housing Association identifies the service as also contributing to the Valuing People agenda, Sevenoaks District Housing Strategy and a number of proposed targets within Local Area Agreement 2

3.0 Funding Request

West Kent Housing Association have identified a value of £9,200 per year as the amount of revenue funding required to provide 9 hours of support per week to these two units. The accommodation is forecast to be ready by September 2008.

West Kent Housing Association state that Kent Adult Social Services have agreed to fund 18 hours of support until the Commissioning Body consider this growth bid proposal. Should this proposal be accepted West Kent Housing Association have advised that Kent Adult Social Services have committed to the continued funding of 9 hours of social care provision.

4.0 Financial Impact

The requested level of funding for this growth bid will have a negligible impact on grant expenditure in light of recent identified savings. Members should refer to item 15 'Supporting People Budget' for further information.

When comparing similar accommodation based services for learning disabled the following average hourly rates are identified

| | | |
|-----------------------|---------------|--------|
| Proposed HOLD service | | £19.61 |
| Sevenoaks | (2 Services) | £19.02 |
| West Kent | (24 Services) | £18.70 |
| Kent wide | (58 Services) | £16.40 |

All growth bids that are considered and subsequently funded by the Commissioning Body are subject to the requirements of the five year strategy and to any strategic review undertaken as part of that strategy. Any contract awarded to growth bids can be terminated should a review indicate that the service is not strategically relevant.

5.0 Conclusions

West Kent Housing Association have submitted a growth bid for £9,200 to fund housing related support to 2 units of accommodation for learning disabled people within Sevenoaks. The proposed service meets with Supporting People identified need, local district council strategies and has the required support from Sevenoaks District Council.

6.0 Recommendations

The Commissioning Body is asked to note the contents of the growth bid and to make a commissioning decision on the proposed service.

Kevin Prior
Acting Procurement & Commissioning Manager
01622 696198

Background Information:

None

Appendix One: Growth bid completed by West Kent Housing Association
Appendix Two: Supporting letter from Pat Smith of Sevenoaks District Council

**Appendix One: Growth bid completed by West Kent Housing Association
Supporting People Team
Growth Bid Template**

All growth bids must be fully supported by a member of the Supporting People Commissioning Body detailing how the bid will meet their own strategic objectives and how this will support the SP Programme objectives. This should be attached as an appendix to this document.

Providers submitting a growth bid should provide information by means of the template below which sets out the business case. It should then be returned to the Supporting People Team.

| | | |
|----------|--|--|
| 1 | Organisation Details | |
| 1.1 | Organisation name: | West Kent Housing Association |
| 1.2 | Main address for correspondence: | 101 London Road Sevenoaks TN13 1AX |
| 1.3 | Registered Office: (If different from above) | As above |
| 1.4 | Person applying on behalf of the Company or Consortium | Helen Curtis |
| 1.5 | Position in the Company: | Lifeways Service Manager |
| 1.6 | Telephone Number: | 01732 749437 |
| 1.7 | Fax Number: | 01732 749419 |
| 1.8 | Email Address: | Helen.curtis@wkha.org.uk |
| 1.9 | Website address: | www.westkent.org |
| 1.10 | VAT Registration Number | 515 246 171 |
| 1.11 | Is your organisation a public limited company / limited company / a partnership / a sole trader / registered as an Industrial & Provident Society / has Charitable status / other: West Kent Housing Association is an exempt charity registered with The Registrar of Friendly Societies and a registered social landlord registered with The Housing Corporation. | |
| 1.14 | Please state the registration number of your organisation | |
| | Registered Charity no: | 26278R – Industrial & Provident Society |
| | Registered Company no: | LH3827 – Housing Corporation |

| | | |
|----------|---|----------------|
| 1 | Organisation Details | |
| | | |
| 1.17 | Companies House Registration Number of parent company (if applicable) | Not applicable |

Purpose The purpose of the business case is to provide a full statement of reasons for the commissioning of a service. It should include all the topics below and must have the full backing of at least one member of the Commissioning Body.

Summary of the Service *Summarise the nature of the service, the model of delivery and service user group*

HOLD (Home Ownership for People with Long Term Disabilities)) addresses the exclusion and marginalisation from home ownership of people with long-term disabilities, learning difficulties and mental health problems.

The scheme, supported and capital funded by The Housing Corporation, provides an opportunity for an individual to find a property on the open market that meets their needs in terms of size, layout, location and suitability. We would then purchase the property and sell a share back to the individual so that they retain an equity stake in the property on a shared ownership basis.

Allowing this choice for an individual is crucial to maintain their quality of life and ensure their support networks are maintained.

A bid was submitted to The Housing Corporation for capital funding to purchase two HOLD units. This was successful and two clients with learning difficulties have been identified by the local Social Services care team as being suitable for this opportunity.

We will need to support the individuals throughout the entire process, from finding a suitable home to supporting the client in their new home when living independently for the first time.

Evidence of Need *Detail the research that has been undertaken to prove the need for this service*

Shared Ownership was developed in the 1980s to help people who could not afford to buy their own home, either because of high mortgage payments, or deposits, or both.

The Own Home programme was featured in the December 2004 edition of Mental Health Today, in an article written by Marian Elgar and Tony Evans to publicise the option beyond learning disability and offer this choice to clients with mental health issues

Provision of accommodation for people with learning disabilities in the Sevenoaks District is both restrictive and inflexible. The only options being shared accommodation (outdated and inappropriate in many cases) or general needs social housing, which does not provide the choice to cater for the support needs of an individuals specific requirements (i.e. established support networks, local knowledge).

This has been identified, not only by Lifeways, but also by the statutory and voluntary services operating in the area.

Whilst carrying out Community Care Assessments and Person Centred Plans for their clients, the local Social Services teams who have worked actively with us to set up and deliver this project highlighted the need for a home ownership option for people with disabilities.

Presentations carried out to families, services users and other professionals has shown there is a growing interest in this model of housing and are keen to see our involvement grow so that more individuals can benefit.

The project is also fully supported by Sevenoaks District Council.

We have established a close working relationship with Advance Housing and Care who, not only deliver HOLD units across the country, but advise The Housing Corporation on the intricacies of the scheme and general practices, ensuring we have access to any professional help we may need.

Strategic
Context

How will the service meet with local, regional and national targets and strategies

Valuing People

This innovative scheme meets several strategic targets including the Valuing People agenda which outlines the choice and equality to be offered to people with a learning disability and how this will be achieved. The key areas of this agenda focus on

- their rights as citizens
- inclusion in local communities
- choice in daily life
- real chances to be independent

The Adult Social Care Green paper and Improving the Life Chances of Disabled People acknowledge the need for housing equality by offering choice of tenure including home ownership. This is evidenced in the Task Force annual report on learning disability 2007

Sevenoaks District Housing Strategy

The Sevenoaks District Housing Strategy is currently being re-written but the 2003 version lists a number of issues for Supported Housing and Support:

The Housing Needs Survey identified a need for: -

- 198 units of independent general accommodation with external support
- 41 units of independent accommodation with a live in carer

17.3% of households in the District contain somebody with a disability. 17.9% of households with support needs felt they needed care or support which is currently not provided.

Local Area Agreements

NI 2 % of people who feel they belong to their local community
NI 119 Self reported measurable of peoples overall health and well being
NI 124 People with a long term condition supported to be independent and in control of their condition
NI 136 People supported to live independently through social services
NI140 Fair treatment by local services
NI 141 Number of vulnerable people achieving independent living
NI142 Number of vulnerable people who are supported to maintain independent living
NI 145 Adults with learning disabilities in settled accommodation
NI 149 Adults in contact with secondary mental health services in settled accommodation

*Service
Implementation*
n

How will the service be implemented, engagement with other stakeholders

Prior to the bid to The Housing Corporation we worked with Social Services to identify two suitable clients that could benefit from this innovative scheme.

Consultation with families has taken place and they are actively waiting the securing of funding to enable the project to move forward with the appropriate resources.

It is crucial for us to have a dedicated support team member leading on this project. The HOLD scheme is complex, (mainly due to the financial arrangements in which it operates) but also to provide consistency to the clients.

The support worker will be required to:

- Liaise with care management to assess nominated clients
- Meet with families and clients
- Carry out needs and risk assessments
- Help the families find suitable accommodation on the open market
- Liaise with mortgage advocates to secure the mortgage
- Work with family and client and solicitor to secure the property
- Work with internal departments to ensure property is acquired and is in a suitable condition
- Liaise with occupational therapists when required
- Provide support to the client throughout the process and ensure all benefit claims are made at the appropriate times
- Support the client to live independently for the first time once they have moved into their new home
- Monitor the effectiveness of the service and report back to Supporting People and Social Services

Anticipated Outcomes

What are the anticipated outcomes of the service

HOLD will provide choice, opportunity and increased independence to clients. Shared ownership can contribute to a feeling of positive self esteem and carries status as an 'owner'

Pride of ownership

Reduces vulnerability by offering choice of location, suitability of property and security of tenure

Timescales

Timescales for the service to be fully operational

As the capital funding has been secured we need to start work on this immediately with the intention of having the clients in their new homes by September 2008.

Financial Information

Full cost breakdown of the service including paid and voluntary staff and management

We would seek to recruit to a part time post of 9 hours per week for these two HOLD units. Therefore the funding we are seeking is £9,200per annum.

If these two units (which we are progressing as a new venture for the association) are successful we would, based on demand, seek to bid for further monies to benefit other clients in the future.

Appendix Two: Supporting letter from Pat Smith of Sevenoaks District Council

Deputy Chief Executive and
Director of Community and Planning Services:
Kristen Paterson



FAO: Kevin Prior
Supporting People Team
Room 4.02, Sessions House
Kent County Council
Maidstone
ME14 1XQ

Tel No: 01732 227355
Ask for: Pat Smith
Email: pat.smith@sevenoaks.gov.uk
My Ref:
Your Ref:
Date: 19 May 2008

Dear Kevin

Re: HOLD scheme

I am writing to support West-Kent Housing Association's application for SP revenue funding for the two HOLD units.

This project fits with the Council's Housing Strategy key objectives, which are to provide a choice of housing across all tenures, and for all client groups, and to provide housing related support to enable people to live independently.

In addition, WKHA has an excellent track record in management of their housing stock and delivering related support services, and the Council is confident that this project will be a success and lead to further similar schemes in the future.

Please contact me if I can be of further assistance.

Yours sincerely

Pat Smith
Head of Housing Services

cc Helen Curtis, WKHA

