

Appendix 4

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:	Orbit South Housing Association
1.2	Main address for correspondence:	Foy House, 27 – 29 High St Margate Kent CT9 1DL
1.3	Registered Office: (If different from above)	
1.4	Person applying on behalf of the Company or Consortium	Stuart Hodgkins
1.5	Position in the Company:	Head Of Supported Housing
1.6	Telephone Number:	01634 835603
1.7	Fax Number:	01843 231937
1.8	Email Address:	Stuart.hodgkins@orbit.org.uk
1.9	Website address:	www.orbitsouth.org.uk
1.10	VAT Registration Number	418541357
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: If a Charity please indicate if your organisation is: a)Unincorporated Registered Social Landlord b)A Trust c)A Company	
1.14	Please state the registration number of your organisation Registered Charity no: Registered Company no:	30446R (Exempt Charity) HC Reg L4526
1.17	Companies House Registration Number of parent company (if	

1	Organisation Details	
	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.

Contents This Business Case contains the following topics:

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Summary of the Service

Victoria Lodge Extra Sheltered Scheme is a new 40-unit complex that is due to open in April 09 in Thanet. This new service provision will provide high quality accommodation & state of the art facilities to enable older people with support & care needs the opportunity to maximise their independence & successfully manage their individual tenancy responsibilities.

To achieve this Orbit South will:

- Provide focused & goal oriented tenancy support.
 - Assess the needs of the individual and provide an agreed program of support (this will usually include agreeing joint support planning with the service user and other agencies to enable holistic service delivery).
 - Ensure access to other services in particular health & social care related services, benefits, education & social networks, liaising effectively with statutory and voluntary agencies on a collaborative basis.
 - Facilitate the development of service users identity, to effectively function as citizens in the local community.
 - Individual support will be structured to ensure that 90% of support delivery is in accordance with the individuals support plan.
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Evidence of
Need

Information supplied by Mike Powe, District manager – Adult Social Services,
Thanet District (KCC):

Thanet has a significantly higher proportion of people aged 65+ newly placed in permanent residential care than nearly all other Districts in Kent. The neighbouring District of Canterbury has 150+ Extra care tenancies and achieves a low placement rate in residential care. With a similar 65+ population profile it is reasonable to estimate that Thanet District needs in total at least 150+ Extra care tenancies for older people in order to be able to offer local residents the same chance to remain living in their own homes.

The new 40 unit scheme at Victoria Lodge will bring the total of Extra Care units in Thanet to 69 – with a further 40 in another part of the District by October 2009.

Strategic Context

England is an ageing society and since the 1930's the number of people aged over 65 has more than doubled. Between 1995 and 2025 the number of people over the age of 80 is set to increase by almost 50% and the number of people over 90 will double. Approximately one quarter of the population will be over pensionable age by 2040 (National Audit Office).

An ageing population is evidence of the advances society has made in many fields. A longer life should be linked to more years of good health and well-being.

In the last five years a number of national policies have been published that set out the Government's vision for promoting health, independence and well-being for older people.

These initiatives have set targets to reduce inequality on the basis of age, a commitment to implement new service provision or recommending that existing services work together to meet the needs of the most vulnerable older people whilst making best use of local resources.

The recently published 'Our Health, Our Care, Our Say' sets out the Government's vision for more effective health & social care services in the community and has identified five clear areas for change:

- People will be helped in their goal to remain healthy & independent.
- People will have real choices & greater access in both health & social care.
- Far more services will be delivered in the person's home.
- Services will be integrated, built around the needs of the individual and not Service Providers.
- Inequalities in access to services will be tackled.

To assist Service Providers prepare for the changing needs of older people, extensive consultation has taken place with 50-55 yr old members of society who have expressed clear views on how they would like older person services to be provided in the future:

- The majority wish to remain living independently in their own homes in the community for as long as possible.
- Support/Care services that are focused on the needs & wishes of the individual.
- If/when they need to consider moving into older persons accommodation, there are real choices available.
- 1 Bed self contained flats are the minimum size that would be acceptable – studio/bed-sit accommodation would not be popular.
- More diverse recreational facilities are available in an Older Persons Scheme.
- 'Retirement Village' type developments be available that promotes independence and not institutionalisation.

Victoria Lodge will provide an alternative choice to existing provision (sheltered, care/nursing home etc) that will be able to effectively work with all levels of tenancy support needs and offer the individual flexibility in levels of tenancy support on a needs led basis.

Service
Implementation

Work has already progressed in developing strong links with key stakeholders (KASS, PCT, TDC etc) to agree eligibility criteria, allocations protocol & joint working agreements to ensure this new service is made available to all eligible sections of the local community.

Working closely with TDC, Victoria Lodge will initially be extensively advertised through various mediums to promote the service to prospective referring agents & the local community. Adopting Choice Based Letting, we will ensure fair access is achieved by the setting up of a Lettings Panel, made up of representatives from TDC, KASS & O.S. The L/Panel will review the outcomes of all applicants N/Risk Assessment reports and decide on the most appropriate applicant to be offered a tenancy. In addition, O.S. Lettings Department will manage a Victoria Lodge waiting list that will automatically be put forward when a vacancy occurs.

We are also in discussions with the PCT to explore joint working arrangements for service users with mental health needs as well as setting up a Housing forum with other providers, care agencies & KASS to discuss operational issues & to agree best practice in all aspects of the service.

O.S. will recruit support staff in Jan 09, who will focus on identifying & assessing the needs of prospective tenants prior to the scheme opening in April 09. We envisage that initially we will administer 5 new tenancies a week resulting in 50% occupancy within 2 months of opening – aiming to reach full occupancy within 4 months.

As well as providing a accommodation based tenancy support service, the scheme will provide various services that will become available to the local community – luncheon club, well-being clinics, falls prevention services, chiropody service, chair aerobics/exercise classes & social events in conjunction with both statutory & voluntary local agencies.

OUTCOME	OBJECTIVE
Service users are protected from harm and from harming others.	An ongoing assessment of needs & risks will be carried out on all service users. The process will place service users views at the centre of the process, will be managed by skilled staff and involve carers & other professionals.
Service users are supported to set & achieve their goals.	Service users will have up-to-date outcome focused support plans in place.
Service users have security, health & safety needs met.	The security, health & safety of all service users & staff are protected. The scheme environment will meet all health & safety statutory and regulatory requirements.
Service users are protected from abuse.	The right of service users to be protected from abuse will be safeguarded through a series of robust policies & procedures – all Scheme staff will be appropriately trained.
The different cultural, spiritual and physical access needs of individual service users are met.	There will be a clear written statement/policy of equal opportunity and diversity. Data collection in place to monitor diversity matters and comparisons against appropriate data.
Service users concerns are heard and addressed.	Users, carers & stakeholders will be made aware of complaints procedures and how to use them. All complaints and concerns will be dealt with through Orbit's complaints procedure.
Service users are actively consulted about the service they receive.	Service users will be consulted about the services provided and offered opportunities to be actively involved in the running of the service.
Service users will achieve a degree of independence.	All aspects of the service will promote/empower service users to make decisions for themselves.
Service users are part of the local community.	Service users will be empowered to engage in the wider community and the development of social networks.
Service users privacy & confidentiality is maintained & respected.	Individual rights to privacy & confidentiality are set out in Orbits policies/procedures.
Service users make choices.	The service will be flexible, sensitive and responsive with the aim of maximising service users dignity, choice and control over their own lives.
Service users receive a consistent and professional service appropriate to their needs.	High standards of service quality & continuous improvement will be achieved.

Timescales

Victoria Lodge will open in April 2009, 50% occupancy at the end of May 2009 & full occupancy at the end of July 2009.

Schedule of Prices

Orbit South Housing Management Costs

STAFFING	HOURS PER WEEK	ANNUAL COST
Scheme Manager	8	£4,751
Support Officer	8	£3,902
Support Officer	8	£3,902
Cook/Chef	37	£16,000
Cleaner	37	£15,700
Staff Cover	8	£5,133
Housing Management Costs		
Heating/Lighting		£28,000
Cleaning		£3,000
Gardening		£4,000
Rental/Service of Equipment		£4,500
Service Contracts		£2,500
Telephone/Postage		£2,000
Other Supplies/Services		£3,000
Renewals Fund		£8,000
Rates/Other Charges		£2,500
Insurances		£500
Management Charge		£9,000
Telecare Sensors		£6,000
TOTAL HOUSING MANAGEMENT COSTS		£122,388

TDC/KCC Tenancy Support Costs

STAFFING	HOURS PER WEEK	ANNUAL COST
Scheme Manager	29	£19,005
Support Officer	29	£14,926.70
Support Officer	29	£14,926.70
Scheme Assistant	17.5	£6,500
Scheme Assistant	17.5	£6,500
ADDITIONAL SUPPORT COSTS		
Recruitment		£5,000
Education/Training		£1,050
Travel & Sub		£350
ERU Charges		£2,500
ERU Maintenance		£2,000
TOTAL TENANCY SUPPORT COSTS		£72,758.40

Staff Costs

Scheme Manager/Support Officers – In line with established Protocol (Supporting People Directive on staff costs for accommodation based

Financial
Information

Staff Costs

Scheme Manager/Support Officers – In line with established Protocol (Supporting People Directive on staff costs for accommodation based support services), staff costs are apportioned 20% Housing Management (Orbit South) and 80% Tenancy Support Funding (KASS/SP).

Cook/Chef – Funding for this post will be met by the resident group via meal charges, thus enabling the Luncheon Club to be open seven days week.

Scheme Assistants – To be funded 100% by KASS

Value For Money

The costing and structures I have proposed have been devised adopting the Supporting People Value For Money Formula.

For Orbit South to provide the Tenancy Support Service at Victoria House, we would require a contract price to be agreed of **£72,758.40** per annum ($£11.66 \times 3 \times 40 \times 52 = £72,758.40$)

Once agreed, this contract price would be reviewed yearly to incorporate any inflationary uplifts.

This contract price breaks down as follows:

£34.98 per week per flat.

£11.66 Hourly Tenancy Support Charge. (It is worth noting that in other areas of the South East, Orbit South receives an average of £19.50 Hourly Tenancy Support Charge for similar Schemes).

In Thanet the average cost of a Care Home placement is £320.63 a week. Orbit South's proposal is not only cost effective in terms of direct costs, but also significant savings will be made by the local authority regarding indirect costs – reduction in accessing emergency services, hospital admissions etc. This costs/proposal does not include any areas of personal care provision. This area remains the responsibility of TDC/KCC to ensure all identified care needs are met.

KASS/Kent Supporting People funding

As this new service is to be joint funded, this equates to:

Kent Supporting People

£11.61 a week X 40 flats X 52 weeks = £24,148.80 per annum.

KASS

£23.37 a week X 40 flats X 52 weeks = £48,609.60 per annum.

26 November 2008

Claire Martin
Head of Supporting People
Rom 4.03
County Hall
County Road
Maidstone
Kent ME14 1XQ

Dear Claire

Re: Supporting People Growth Bid for Victoria Lodge, Canterbury Road, Margate

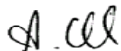
I write to confirm that Thanet District Council supports the Supporting People growth bid on the above scheme.

We have been involved in the development of Victoria Lodge from its inception and have worked closely with Orbit South Housing Association and Kent Adult Social Services to ensure that this scheme meets local needs. The scheme will open in March 2009 and KASS have full nomination rights for Thanet residents.

It is essential that housing related support is available to the residents of this scheme in order to ensure that the tenancies are sustainable.

Please contact me if you require any further information.

Yours sincerely



Amber Christou
Strategic Housing Manager