

Report to:	Cabinet
Date:	7 July 2009
By:	Director of Adult Social Care
Title of Report:	Adult Social Care Directly Provided Services for Adults with a Learning Disability
Purpose of Report:	To inform Cabinet of the proposals for implementing the recommendations of the Review of Directly Provided Services in respect of the Learning Disability Group Homes and Gilda Crescent, Polegate

RECOMMENDATIONS

The Cabinet is recommended to:

- 1. agree to consult on the option of closing three group homes for adults with a learning disability, namely Chyngton Close in Eastbourne, Homelea in Uckfield and Gabledown in Crowborough; and**
 - 2. agree to the development of the Gilda Crescent site for supported accommodation for older people with a learning disability and a community hub for the Eastbourne and South Wealden area or, if adjacent land is available, incorporate the provision of supported accommodation for older people with a learning disability within an extra care housing scheme for older people.**
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1. Financial Appraisal

1.1. Appendix 1 sets out the summary financial information for Chyngton Close, Homelea and Gabledown. For 2009/10 the total budget for the three homes is £1.108m compared to estimated expenditure of £1.450m, an additional budget requirement of £342,000. This budget pressure reflects a prudent estimate of the costs of redundancies that may arise from the actions proposed in this report. For 2010/11, it is estimated that the ongoing costs of service reprovision will be £758,000, which compared to the budget of £1.108m, results in a saving of £350,000 which will be reinvested for the provision of services overall.

1.2. The requirement for capital investment to develop the Gilda Crescent site will be addressed as part of the revision of the capital programme during the latter half of the financial year. It is anticipated that the revenue costs of the new service will be contained within the existing Adult Social Care revenue budget.

2. Background

2.1. As part of the Adult Social Care Review of Directly Provided Services, on 16 October 2007, Cabinet agreed to focus Directly Provided Services to support adults with learning disabilities who also have complex and/or challenging needs with a high level of dependency and receive further reports seeking approval for the key changes that will be required to implement the new model of service.

2.2. In addition, at the same meeting, Cabinet agreed to officers exploring the potential for the development of a new residential service for people with a learning disability through the refurbishment and recommissioning of Gilda Crescent, with a further report on the outcome of this work being reported to Cabinet.

2.3. This has enabled further consideration to be given to development work being undertaken with Registered Social Landlords thereby, maximising the use of current resources to provide the best housing solutions. This work has indicated that three of the remaining group homes, namely Chyngton Close in Eastbourne, Homelea in Uckfield and Gabledown in Crowborough, are not suitable for development. Consideration should therefore be given to closure and reprovisioning in the independent sector.

2.4. An options appraisal for the redevelopment of Gilda Crescent has been undertaken and an outline service structure has been developed. Draft plans based upon this service model have confirmed that the current building would not be suitable for refurbishment and that it would be more cost effective to create a new building complex on the existing site.

3. Supporting Information

3.1. Although Homelea in Uckfield has accommodation for up to six people, there are currently only four residents. Some residents have already moved from Homelea as the environment was unable to meet their increasing needs and it is anticipated that further moves will be required. Homelea has narrow passageways, a split level living room, and subsidence which has already required substantial work. As the environment offered by the service limits the options to meet the needs of residents it is proposed that re-provisioning this service is further explored.

3.2. Gabledown is a bungalow situated in a quiet residential area of Crowborough. The residents have complex physical needs but the building is not sufficiently accessible to meet those needs (e.g. there is no wheelchair access to the kitchen). The building requires refurbishment and repair. It is not considered that there is scope for development of this site and it is therefore proposed that re-provisioning of this service is further explored.

3.3. Chyngton Close is a bungalow situated in a residential area of Langney in Eastbourne has been subject to ongoing vandalism, to the extent that CCTV cameras have been fitted for protection. The residents have complex physical needs and whilst the building is adequate to meet those needs, it is not considered that there is scope further development, particularly in its present location. It is, therefore proposed that re-provisioning of this service is further explored.

3.4. In respect of Gilda Crescent in Polegate, it is possible that adjacent land could be added to the current site which would increase the potential for development to accommodate a larger provision of extra care housing for older people. This option is currently being explored. A supported accommodation development for older people with a learning disability could be co-located or included in such an extra care development (See Appendix 2).

3.5. If additional land is not available, it would be possible to co-locate supported accommodation for people with a learning disability and a community hub for the Eastbourne and South Wealden area on the site originally proposed (See Appendix 3).

4. Conclusion and Reason for Recommendation

4.1. Many of the recommendations of the review of Directly Provided Services have been implemented and it is now necessary to undertake a further series of actions to develop the services to provide appropriate, high quality housing and residential options for adults and older people with a learning disability. The recommendations contained within this report will re-provision the current inappropriate and inadequate group homes that have no potential for redevelopment and at Gilda Crescent create high quality housing for the increasing numbers of older people with a learning disability within the County.

4.2. Consultation on the option to close the three group homes would involve review programmes and risk assessments for the current 14 residents, including include life story collections and communication passports. The outcome of the consultation would be presented to Cabinet in November 2009.

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Lead Members : Councillors Glazier and Bentley

Local Members : Councillors Harris, D. Shing, S. Shing and Sparks, Stogdon and S. Tidy

BACKGROUND PAPERS:

Cabinet 16th October 2007 :Review of ASC DPS Adult Learning Disabilities

Group Homes – Budgets and Reprovisioning Costs

<u>Homelea</u>	08/09 Actual £	09/10 Estimate £	10/11 Estimate £
Net Budget	345,299	364,100	364,100
Service Provision	-	423,192	216,500
Total cost/(saving)	-	59,092	(147,600)

<u>Chyngton Close</u>	08/09 Actual £	09/10 Estimate £	10/11 Estimate £
Net Budget	366,853	364,400	364,400
Service Provision	-	498,764	273,300
Total cost/(saving)	-	134,364	(91,100)

<u>Gabledown</u>	08/09 Actual £	09/10 Estimate £	10/11 Estimate £
Net Budget	372,512	379,500	379,500
Service Provision	-	527,631	267,800
Total cost/(saving)	-	148,131	(111,700)

<u>Summary</u>	08/09 Actual £	09/10 Estimate £	10/11 Estimate £
Net Budget	1,084,664	1,108,000	1,108,000
Service Provision	0	1,449,587	757,600
Total cost/(saving)	-	341,587	(350,400)

<u>Net Unit Cost</u>	08/09 Actual £/wk	09/10 Estimate £/wk	09/10 Estimate £/wk
Homelea	1,827	1,287	1,920
Chyngton Close	1,556	1,544	1,531
Gabledown	1,580	1,610	1,686

Independent sector comparator (Estimated)

£1,016 (residents "needs matrix" to be completed)

Option 1 - Extra Care Housing for Older People (incorporating services for older people with a Learning Disability)

One of the two options for the Gilda Crescent site is to develop it for a potential extra care housing scheme for older people with a wide range of need and dependency levels. This would include provision for older people with a learning disability.

The attraction of the Gilda Crescent site is the accessible location of the site which is flat and very close to the centre of Polegate. In addition, this location would contribute to the development of a sustainable community in a location where the population of older people is significant.

As an extra care housing development requires approximately 1 acre of land minimum, the viability of this is dependent on the land owned by East Sussex County Council (ESCC) being used in conjunction with the strip of land at the back of the site owned by Wealden District Council (WDC).

The total size of the site is 1.34 acres. The WDC site is .35 acre and the ESCC site is .71 acre, with the rest occupied by a police traffic base.

It has been agreed that an options appraisal, commissioned jointly by ESCC and WDC, will be undertaken by an independent consultant over the next few weeks. The options appraisal will consider how the site can be most effectively utilised in line with the priorities for each organisation.

Key requirements for an extra care housing scheme

- A minimum of 40-45 flats one and two bed flats with the majority of provision 2 bed
- A range of communal facilities would be provided within the extra care scheme many of which would be available for use by the local community; this two way community interface is an important feature of extra care housing
- Mix of tenures including shared equity (the viability of this is market dependent) although the majority of the flats are likely to be social rented
- Mix of dependency levels:
 - 40% high (12 hours plus care)
 - 40%medium (7 hours plus care)
 - 20% low (2.5hours plus care)
- Care and support would be provided by a care and support provider via an on site care and support team commissioned by Adult Social Care once revenue funding for this has been agreed; Housing Management would be provided by an RSL (there are different ways of configuring these services depending a number of factors eg funding streams and partners)
- The number of care hours is likely to be within a range of 300-350 hours pa for 30-35 social rented flats depending on the number of shared equity flats in the development (which would be excluded from this total)

Option 2 – Supported housing and community hub for adults with a learning disability

It is proposed that the site at Polegate is developed to provide mixed support options for people with a learning disability. It is anticipated that this will require rebuilding on the site in order to provide purpose built accommodation and community facilities.

Location

The site is based very close to the centre of Polegate with easy flat access to the railway station, buses and local amenities including shops and library. The site would meet the criteria for providing support services for people with a learning disability that provide good opportunities to participate in the local community due to location.

There would be easy access to this location from both Eastbourne and the South Wealden area making it an ideal location for non-residential support, and supported living flats.

Supported Living

The development of independent supported living flats for up to 12 people in line with the current specialist housing board specification for people with a learning disability. The flats would be developed in partnership with an approved Registered Social Landlord who will provide tenancies. Each flat will conform to the current spatial recommendations for single occupancy.

Community Hub

This will provide a non-residential support base for people who need specialist support for complex needs or because they challenge services. The hub will be adequately equipped with adapted changing facilities to provide for people using the service.

The hub will provide facilities to be used as a meeting base and skills development centre for people with a learning disability who wish to develop their independent living skills.

There will also be information to signpost people with a learning disability to employment support, clubs, educational opportunities and community projects. The hub will be available for use 7 days a week with flexible hours to enable support to meet the needs of people wishing to access it.

There will be opportunities for networking, and facilitating circles of support for individuals. The hub will provide a flexible facility which will have the advantage of adaptability to meet the changing needs of people with a learning disability who require respite, support and skills development.

Basic building requirements

The service model for the site will be a base for Adults with learning Disabilities focusing on specialist support, skills development and non-residential respite services for service users with behaviours that may challenge and complex physical needs with an emphasis on social inclusion. It is anticipated that the building will need to provide accommodation at any one time for up to 40 people, although the focus will be on using the local community and this will be a base.

The service requires a single story area or ground floor with wide corridors and with a minimum requirement of:-

- 2 separate lounge type areas. One for people who have behaviours that may challenge and the other for people with complex physical needs

- An ICT suite or internet café area
- A suitably equipped kitchen that can provide skills training, also that can be secured for safety reasons but that can be accessible by wheelchair users. Furniture for the kitchen needs to be height adjustable.
- At least three suitably sized disabled shower/changing rooms for personal care needs to be fitted with H frame hoists, floor drainage and shower heads and grab rails support bars.
- General office space in the form of a reception area for admin duties plus an office base for supervisor / manager duties both with networked computer access. In addition to this there will need to be a cloakroom area plus a separate small room suitable for the storage of medication plus an additional small meeting type room with two networked computers for support staff.
- A suitable parking area for minibuses and drop off area for single decked buses within easy reach of the building (wheelchair compliant).
- The building will need to be on flat level ground and preferably flat around the localised area. The building should be as close to the Town/Community as is reasonably practicable to support and promote social inclusion.