



Portfolio Holder Decision  
Making Session and date/time

3<sup>rd</sup> November 2015

Item

Public/Private

## **SUPPORTED LIVING & DAY SERVICES FOR PEOPLE WITH A LEARNING DISABILITY IN BRIDGNORTH**

**Responsible Officer** Ruth Houghton

Email: ruth.houghton@shropshire.gov.uk

Tel: 01743 253093

---

### **1. Summary**

This report summarises the outcomes of recent consultation with adults with learning disabilities, their families and carers in Bridgnorth and confirms the next steps in the development of supported living, relocation of the day centre and the delivery of day services.

Shropshire Council have undertaken a consultation process with people with a learning disability, their families and carers who attend day opportunities at Oak Farm at Ditton Priors and Innage Lane in Bridgnorth.

The consultation was on the following options:

- Identifying land or buildings in South East Shropshire which could be used as supported living for people with a learning disability.
- Using the Innage Lane building as a supported living house closing the day service there and relocating the day service to the Youth Centre.
- Making better use of council buildings by using the present Youth Centre building for day services as well as the existing evening use.
- Outsourcing Innage Lane day opportunity wherever it is located to another provider, possibly in conjunction with the service at Oak Farm.

### **2. Recommendations**

A) That a new provider is commissioned to deliver the day opportunities service at both Innage Lane and Oak Farm and that this commissioning process commences in January 2016.

B) That an options appraisal is undertaken to determine the opportunities for the Youth Centre, the options appraisal to include:

1. Investment of capital into the Youth Centre to bring the premise up to the standard of Innage Lane Day Centre.

2. To explore development opportunities of the Youth Centre site to include the development of supported living accommodation, housing and a community resource for use by youth groups, day service users and the wider community.
3. Further analysis and costs related to a potential Community Asset Transfer (CAT) of the Youth Centre building to Bridgnorth Town Council.

Reasons for decision:

During the consultation process a number of concerns were raised regarding the suitability of the Youth Centre for day service use. Additionally suggestions were also proposed as to how the Youth Centre site could potentially be developed. The decision to undertake an options appraisal will determine this.

In relation to commissioning a new Provider to deliver this day service at Innage Lane and Oak Farm, this is an approach being taken across day services currently provided by the Council and is consistent with Shropshire Council's intention to become a Commissioning Council.

## **REPORT**

### **3. Risk Assessment and Opportunities Appraisal**

#### **Equalities & Human Rights**

An Equalities and Social Inclusion Impact Assessment (ESIIA) has been completed and is attached at Appendix A. This ESIIA has considered the impact of the proposed changes on users of the service, their families and carers.

#### **Consultation**

A full consultation has been undertaken which commenced 4<sup>th</sup> June 2015 and ended 30<sup>th</sup> September 2015. The consultation consisted of:

- two group sessions, with users, carers and families;
- sharing of correspondence between the Head of Social Care and individual consultees with the wider group of consultees;
- involving an advocacy organisation;
- and at the request of individuals who access the service sessions independent of families and carers facilitated by Taking Part, a Learning Disability Advocacy organisation.

### **4. Financial Implications**

#### **Supported Living**

The original proposal identified the need for Supported Living accommodation in Bridgnorth, to prevent admissions to high cost residential care.

If Innage Lane were to be used for Supported Living, a Registered Social Landlord (RSL) has provided a without prejudice quotation for capital investment of £40k into the property which an RSL would fund to refurbish and bring the property up to decent homes standard.

## Relocation of the Day Centre

Relocation of the Day Centre to a shared use building makes better use of assets. However, capital costs in the region of £60k would be required to adapt the Youth Centre to include a sensory room and adapted bathroom as per at Innage Lane Day Centre. Additional capital costs for exterior work, roof, windows and other works have not yet been identified.

## Commissioning for a New Provider

Any savings that might be achieved through transferring the service delivery from Council provision to a new provider are unknown until the commissioning and procurement exercise has been undertaken. However, typically savings can be achieved, if not immediately, but during the term of the contract through staff turnover.

## 5. Background

Bridgnorth and district has a relatively small number of supported living properties and having reviewed the cohort of adults that attend Innage Lane it is noted that of the 25 users, 17 of them (68%), and primarily those over 40 are living at home with parents and family carers. As a result it was proposed to use Innage Lane day centre as a supporting living resource and seek an alternative location for the day centre.

### Innage lane Day Services

Table 1: Attendees at Innage Lane by Age

<b>Age Range</b>	<b>Numbers in age range</b>
18 - 35	10
36 - 45	6
46 -55	6
>55	3
<b>Total attendees</b>	<b>25</b>

During the consultation process a number of recurring themes were raised by the consultees.

The main concerns raised by the consultees are set out below with the Council's responses.

1. Individuals with learning disabilities are not able to make choices or decisions.

Response – Support from Taking Part was made available and information put into easy read format. These are attached at Appendix B & C.

2. The Youth Centre doesn't have an assisted bathroom or sensory room.

Response – if the day service relocated to the Youth Centre, the sensory room would be relocated. The costs of doing this have been sought and shared with the group. The space at Innage Lane is limited and can cause some challenges with lack of private space for the users and overcrowding, this is one aspect that could be addressed by relocation.

3. The Youth Centre doesn't have a garden, it is overgrown, it has an electric substation on it.

Response – there is a garden at the Youth Centre which the Oak Farm service is very keen to develop and improve. The electric substation is secure through fencing and could also be screened to improve appearance.

4. There is no car parking at the Youth Centre as the school use it and there would be a loss of community support for Innage Lane Day Centre.

Response – The car parking could be addressed through conversations with the school, road markings and changes to access. The Youth Centre is located 500 metres from Innage Lane so it is considered likely that the same community support would remain.

5. The Youth Centre needs too much work. It is falling down, the roof leaks, it is cold and not suitable.

Response – Some survey work has been undertaken and the costs of any remedial work have been gathered. There are also other rooms in the building, in addition to the main hall that are available for use.

6. The Town Council do not want the building, they haven't been consulted.

Response – There has been a dialogue with the Town Council regarding the Council taking on the Youth Centre as a Community Asset Transfer. The proposed relocation of the day centre to the youth building is not contingent on this occurring, however, the Town Council are aware of the proposals being consulted on, as a day centre being there would provide wider use of the building and additional income.

7. If a new provider is appointed, will the staff stay the same?

The Council are absolving themselves of their responsibility to provide Services.

Response – TUPE would apply and staff would transfer thus ensuring continuity of familiar staffing support. The Council will be commissioning the service not delivering it, this is still the responsibility of the Council.

8. Supported Living doesn't work, it is not successful.

Response – the proposal is being investigated as 40% of users at Innage Lane day service are over the age of 40 living at home with family carers. As family carers age the longer term sustainability of these arrangements can become more fragile and supported living accommodation is an alternative to explore with families. The risk is that if we do not address the issue now, then if there is a critical event which means that the carers are no longer able to look after their son or daughter the most likely option would be residential care.

The Council is now very much more successful at supporting people in small shared group homes having changed the model of how this is commissioned. To clarify, when the Council develops Supported Living now we always secure a specialist Registered

Social Landlord (RSL) with experience in providing housing for people with a learning disability. We lease the property to the RSL and the RSL has a tenancy agreement with the individual. This model ensures that properties are refurbished to and maintained at a high standard and that individuals have a secure tenancy. The tenancy agreement enables individuals to access housing and other benefits with which to pay their rent and other bills. Overall through experience we have found that individuals in these circumstances have a higher level of disposable income. The Council always commissions and purchases the care with individuals making their assessed contribution to this in accordance with the fairer charging policy.

9. Consultation is too long, causing distress and anxiety

Response - The timescale for the consultation has been as a result of questions raised at the various meetings, including obtaining costs for any building works that might be required should the proposals for the relocation of Innage Lane be agreed.

## 6. Conclusions

The consultation process has raised a number of issues and potential proposals for the use of the Youth Centre including shared resources and Supported Living and highlighted that further work and an options appraisal is required.

The potential appointment of a new day service provider raised minimum concerns as the staff would remain the same and continuity of care would remain for service users.

<p><b>List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information):</b></p>
<p><b>Key Decision: Yes</b></p> <p><b>Included within Forward Plan: Yes</b></p> <p><b>If a Key Decision and not included in the Forward Plan have the General Exception or Special Urgency Procedures been complied with: Yes/No</b></p>
<p><b>Name and Portfolio of Executive Member responsible for this area of responsibility:</b></p> <p>Councillor Lee Chapman</p>
<p><b>Local Member:</b></p> <p>Councillor Les Winwood  Councillor John Hurst-Knight  Councillor Christian Lea  Councillor William Parr</p>
<p><b>Appendices:</b></p> <p>Appendix A – EIISA  Appendix B – Presentation re Innage Lane information supported by Taking Part  Appendix C – Innage Lane Meeting Notes 6<sup>th</sup> October supported by Taking Part</p>

**Declaration of Interest**

- I have no interest to declare in respect of this report

Signed ..... Date .....

NAME: .....

PORTFOLIO HOLDER FOR: .....

- I have to declare an interest in respect of this report

Signed ..... Date .....

NAME: .....

PORTFOLIO HOLDER FOR: .....

(Note: If you have an interest you should seek advice as to whether it is appropriate to make a decision in relation to this matter.)

For the reasons set out in the report, I agree the recommendation(s) in the report entitled .....

Signed .....

Portfolio Holder for .....

Date .....

If you have any additional comment which you would want actioned in connection with your decision you should discuss this with the report author and then set out your comment below before the report and pro-forma is returned to Democratic Services for processing.

Additional comment : .....

.....

.....

Note: If you do not wish to approve the recommendations, or wish to make an alternative decision, it is important that you consult the report author, Head of Legal and Democratic Services, Chief Executive and the Head of Finance, Governance and Assurance (S151 Officer) and, if there are staffing implications the Head of Human Resources (or their representatives) so that (1) you can be made aware of any further relevant considerations that you should take into account before making the decision and (2) your reasons for the decision can be properly identified and recorded, as required by law.

Note to Portfolio Holder: Your decision will now be published and communicated to all Members of Council. If the decision falls within the criteria for call-in, it will not be implemented until five working days have elapsed from publication.