

Report of: Head of Commissioning – Learning Disabilities

Report to: Director of Adults and Health

Date: 21st August 2019

Subject: Repairs to properties owned by Adults & Health in which learning disabled adults are supported by Aspire

Scheme number: tbc

Are specific electoral wards affected? If yes, name(s) of ward(s):	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Has consultation been carried out?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Will the decision be open for call-in?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, access to information procedure rule number: Appendix number:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Summary

1. Main issues

Adults & Health own, or have vested to it, 20 properties in which Aspire support 55 adults with learning disabilities. Corporate Property Management has undertaken an assessment of the works required to modernise these properties to required standards. Work was last undertaken on these properties in 2012.

2. Best Council Plan Implications (click [here](#) for the latest version of the Best Council Plan)

This refurbishment is in Best Council Plan as follows:

- Demonstrate collaborative working across organisations, evidencing an efficient and enterprising approach to partnership working.
- People with learning disabilities and complex needs can enjoy happy, healthy, active lives within a space that better meets their current and

ongoing physical and health requirements enabling people to feel secure, cared for and supported in a city where they have the opportunity to be able to influence, exercise choice and control - Be safe and feel safe

3. Resource Implications

The cost of the required works amount to £235,633. Funding is available within the Adult Social Care Capital Grant Scheme included within the Council's approved Capital Programme and works will be undertaken via the Council's Corporate Property Management Service.

Recommendations

The Director of Adults & Health is asked to:

- Review the proposed works, consider the benefits that will be achieved in respect of upgrade of the sites, as well as the benefits that the long standing tenants will receive and give approval to go ahead with the refurbishments.
- To approve the expenditure of the works and the release of funds from the Adult Social Care Capital Grant Scheme included within the Council's approved Capital Programme.

1. Purpose of this report

1.1. The purpose of this report is to provide information and costs relating to proposals for the 20 properties (listed in appendix 1), to be refurbished. Following approval from Adults & Health Asset Management Board, the Director of Adults & Health is asked to agree to the investment and allow expenditure from the Adult Social Care Capital Grant provided within the Council's Capital Programme to the value of £235,633.

2. Background information

2.1. The properties are predominantly domestic dwellings, though one is a 5 bedded respite service. All properties are used by people with learning disabilities and are located city wide. Many of the properties were purchased by the then Social Services Department in the 1980s, and were linked to early hostel closures.

2.2. The 55 people who live in the supported living properties are all licensees of Adults & Health.

2.3. The licensees of the supported living properties each pay rent of £177.10 per week to Adults & Health generating an annual income of over £500,000 per annum.

2.4. The people who live in the supported living properties, or go for short breaks at Raynel Drive, receive support and personal care from Aspire Community Benefit Society.

- 2.5. The most recent programme of works for these properties took place in 2012 with expenditure in the region of £100,000.
- 2.6. The properties listed in appendix 1 overall appear 'tired' and in need of some refurbishment to bring them up to standards and also to preserve the lifespan and availability of the sites.
- 2.7. There are some health and safety issues which need addressing in relation to threadbare carpets and kitchen and bathroom upgrades that are required.
- 2.8. Overall the properties have received very little in respect of upgrades or refresh in recent years, but all planned and responsive maintenance is provided by Corporate Property Management in line with statutory and legislative obligations.
- 2.9. Given the nature of the planned work to be undertaken, it can take place whilst the properties remain occupied.

3. Main issues

- 3.1. All supported living licensees receive Housing Benefit which is paid to Adults & Health.
- 3.2. Additionally, utility charges are paid to A&H by licensees by way of a service charge. All other household bills (TV etc.) are paid by licensees directly to service providers.
- 3.3. The majority of the people who live in the properties have remained constant over the past number of years with minimal voids in the tenancies.
- 3.4. Of the 20 properties, 18 are fit for purpose and with the necessary upgrades will continue to provide suitable accommodation to the needs of the people who live in the properties for the foreseeable future.
- 3.5. One of the properties (Raynel Drive) is a former Children's home that has been utilised as a 5 person respite unit since the early 1990s, which is regulated as a care home by CQC. There is a review currently underway regarding the long term respite requirements across learning disability services in the city, being led in A&H, which will determine whether Raynel Drive has a part to play in that longer term strategy. In the meantime, however, this property requires £12K works to tide it over for the next couple of years. A further report will be presented in due course as part of that strategy and will include an equality impact assessment.
- 3.6. One of the supported living properties (Norman Place) is proving to be increasingly inaccessible to meet both the needs of current occupants and those requiring this type of service in the future, given that it is a 4 bedded through terrace on three

floors with very steep stairs. This property also requires £30K of works. The recommendation for this property is that consultation is taken with the current occupants about finding suitable alternative accommodation to meet their needs. Should such a proposition be acceptable to the current occupants, the property could be sold to generate a capital receipt for A&H after the current occupants are re-housed. Whilst there has been no formal valuation of the property, a similar property that had been refurbished in the same street sold for £285K in October 2018. Should the rehousing and sale take place there would need to be a provisional sum of £20K earmarked from the capital receipt to cover any costs associated with such a move including initial decoration, furnishing and removal costs that might be required to facilitate moves for the current occupants to one or more properties.

4. Corporate considerations

4.1. Consultation and engagement

4.1.1. Licensees and Aspire will be consulted in relation to the planned work and suitable timescales of work to be undertaken.

4.2. Equality and diversity / cohesion and integration

4.2.1. An Equality, Diversity, Cohesion and Integration Impact Assessment is not required for this request, though one will be presented alongside the review of Raynel Drive/respite should there be any asset implications arising from that review.

4.3. Council policies and the Best Council Plan

4.3.1. This refurbishment is in Best Council Plan as follows:

- Demonstrate collaborative working across organisations, evidencing an efficient and enterprising approach to partnership working.
- People with learning disabilities and complex needs can enjoy happy, healthy, active lives within a space that better meets their current and ongoing physical and health requirements enabling people to feel secure, cared for and supported in a city where they have the opportunity to be able to influence, exercise choice and control - Be safe and feel safe.

Climate Emergency

4.3.2. The upgrades to the properties, both internally and externally, will ensure that the properties are brought up to a more efficient standard and will reduce energy consumption and prolong the useful life of the buildings.

5. Resources, procurement and value for money

5.1. The properties in question are not only home for 55 vulnerable adults, they are also valuable property assets in their own right generating a significant revenue stream

that contributes to supporting the independence of those residents. The investments outlined within this report are necessary to ensure that the properties remain fit for purpose for the residents, but also to maintain the value of the assets themselves.

5.2. The sums identified within this report reflect both the amount of time that has elapsed since any previous major maintenance and also the additional 'wear and tear' associated with this client group.

5.3. Funding is available within the Adult Social Care Capital Grant Scheme included within the Council's approved Capital Programme and works will be undertaken via the Council's Corporate Property Management Service. The cost of the required works amount to £235,633.

5.4. In addition, it is noted that one of the properties in Norman Place is no longer suitable for this type of provision and subject to finding appropriate alternative provision is to be declared surplus to Adults & Health operational requirements. There is potential for a significant capital receipt to be raised from this property, although the costs associated with the relocation of the current licensees (estimated at £20k) would need to be met from the proceeds of the sale. It is proposed that the necessary work is undertaken to find suitable alternative accommodation for the current licensees and then a further report is brought back to agree the declaration that the property is surplus to requirements.

6. Legal implications, access to information, and call-in

6.1. There are no specific legal implications.

7. Risk management

7.1. For services leased to Aspire written authorities/ notice will be required as necessary in line with contractual agreements.

7.2. For work carried out by Aspire written authorities would be required from housing/adults and health, giving permission to Aspire to carry out the identified and agreed schedule of work. These authorities would include clauses on indemnifying, and accepting liabilities, and may well include a timetable.

7.3. That Aspire will identify and risk assess, including method statements as required against all tasks it is tasked to undertake.

7.4. That Aspire will comply with specific requests/directions as set out by CPM during the course of the programme of work.

7.5. That any paperwork, health and safety documents will be made available to Aspire where required and or identified.

8. Conclusions

8.1. The proposed works will improve the overall infrastructure and lifespan of the dwellings and individual units and benefit the licensees who occupy the sites.

8.2. The refurbishment of these properties would also increase the future market value

9. Recommendations

9.1. The Director of Adults & Health is asked to:

- Review the proposed works, consider the benefits that will be achieved in respect of upgrade of the sites, as well as the benefits that the long standing tenants will receive and give approval to go ahead with the refurbishments.
- To approve the expenditure of the works and the release of funds from the Adult Social Care Capital Grant Scheme included within the Council's approved Capital Programme.

10. Background documents¹

10.1. None

¹ The background documents listed in this section are available to download from the council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.