

RECORD OF EXECUTIVE DECISION

Thursday, 8 November 2018

Decision No: (CAB 18/19 21590)

DECISION-MAKER:	LEADER AND CLEAN GROWTH AND DEVELOPMENT
PORTFOLIO AREA:	Adult Care
SUBJECT:	Void and nomination agreements in respect of supported living properties
AUTHOR:	Kate Dench

THE DECISION

- (i) For the Leader and Clean Growth & Development to approve the recommendation to enter into a void and nomination agreement in relation to a current supported living scheme.
- (ii) To be aware of potential void risk and associated financial liabilities, but this is not expected to be above the current position.
- (iii) To delegate authority to the Director of Quality and Integration, to approve and enter into the Void and Nominations agreement for scheme A.

REASONS FOR THE DECISION

1. Entering into this agreement will enable the identified property to continue to be utilised as a supported living scheme within the city, aligning with Council, Clinical Commissioning Group (CCG) and City strategies and providing consistent access to housing appropriate to meeting the needs of individuals with Learning Disabilities in the longer term.
2. Supported living environments enable vulnerable individuals to live their lives within communities, supporting outcomes associated with increasing independence and improved health and wellbeing, thereby supporting a Strengths Based Approach.
3. These improved outcomes, alongside an ability to manage support needs more flexibly, result in the delivery of more cost effective care and support for Adult, Social Care Housing and Communities budgets.

DETAILS OF ANY ALTERNATIVE OPTIONS

1. To not enter into the void and nomination agreement – This option is not recommended because:
 - it does not support the city's key strategies
 - it does not present the opportunity to continue to support individuals to live more independently outside of other models of care, such as residential care settings
 - it does not present the council with opportunities to generate more cost effective solutions to deliver support
 - due to uncertainty within the sector, Registered Providers are increasingly viewing this type of housing as unattractive without void and nomination agreements.
 - the council will have no nomination rights meaning future placements can be made which do not align with our strategic approach or the needs of current tenants
 - without an agreement in place, properties can be sold with little or no notice to the council who will be required to source alternative placements which at short notice is likely to be residential care.
2. For the council to pursue its own purchase, refurbishment and development programme in relation to the development of supported housing. This is not recommended at the current time because:
 - This is being considered as a longer term option which requires considerable work across the council, in order to establish the viability of potential capital investment by the council, in appropriate properties.
 - At present this option does not help the Integrated Commissioning Unit (ICU) to achieve its objectives around the accommodation targets in reasonable time, and specifically, meeting immediate need for this group of tenants.
3. To place individuals with a learning disability/autism on the Housing Register to access one off general needs property. This option is not recommended because:
 - The council has a duty under the Care Act (2014) to provide suitable housing for vulnerable individuals which must take account fully of their needs (s.23).
 - it would lead to inefficiencies in relation to the delivery of care and support to these individuals.
 - the current tenants offer peer support and social interaction, improving wellbeing and management of housing/care and support needs.
 - It does not enable intensive housing management support to be delivered to the tenants, which provides increased support to maintain their tenancy
 - Housing needs cannot be met within the current waiting time period

OTHER RELEVANT MATTERS CONCERNING THE DECISION

None

CONFLICTS OF INTEREST

None

CONFIRMED AS A TRUE RECORD

We certify that the decision this document records was made in accordance with the Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2000 and is a true and accurate record of that decision.

Date: 8th November 2018

Decision Maker:
The Cabinet Member

Proper Officer:
Judy Cordell

SCRUTINY

Note: This decision will come in to force at the expiry of 5 working days from the date of publication subject to any review under the Council's Scrutiny "Call-In" provisions.

Call-In Period expires on 15 November 2018

Date of Call-in *(if applicable) (this suspends implementation)*

Call-in Procedure completed *(if applicable)*

Call-in heard by *(if applicable)*

Results of Call-in *(if applicable)*