

## RECORD OF EXECUTIVE DECISION

Tuesday, 16 July 2019

**Decision No:** (CAB 19/20 23892)

DECISION-MAKER:	CABINET
PORTFOLIO AREA:	Cabinet Member for Adult Care
SUBJECT:	Void and nomination agreements for supported living settings within Southampton
AUTHOR:	Kate Dench

### THE DECISION

- (i) To delegate authority to the Service Director for Quality & Integration, following consultation with the Service Director: Finance and Commercialisation to enter into void and nomination agreements in the value of up to £2million in relation to supported living settings subject to an identified budget being available and maximum void liability and all associated contractual costs and liabilities of any Agreement not exceeding £2million (total Agreement value over life of the Agreement).
- (ii) To note potential void risks and associated financial liabilities as well as potential savings which are enabled by entering into void and nominations agreements.

### REASONS FOR THE DECISION

1. Entering into void and nomination agreements will enable the development of more supported living settings in the city and support the Council and Clinical Commissioning Group (CCG) strategies to provide consistent access to high quality long term housing that is appropriate to meet the needs of individuals with learning disabilities and associated needs.
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 budgets.

### DETAILS OF ANY ALTERNATIVE OPTIONS

1. To not enter into the void and nomination agreements – this option is not

recommended because:

- Registered Providers are increasingly viewing this type of specialist housing as not financially viable without void and nomination agreements therefore it may not enable the development of new supported living settings.
  - It therefore does not present the opportunity to continue to support individuals to live more independently outside of other models of care, in particular residential care.
  - It also does not present the Council with opportunities to generate more cost effective solutions to deliver support
  - Without an agreement in place, properties can be sold with little or no notice to the Council who may then be required to source alternative placements which at short notice are likely to be high cost residential care. A void & nomination agreement means that the property cannot be sold without the Council agreeing.
2. For the Council to pursue its own purchase, refurbishment and development programme in relation to the development of supported living (as part of the 1000 homes commitment). This is being considered as an option however it requires more detailed work across the Council to establish the viability of potential capital investment in appropriate properties. At present this option does not enable development of sufficient accommodation in reasonable time or to meet the needs of individuals requiring this type of support in the near future. However in the medium to longer term, if the model can be proved to be viable this could become a robust alternative option for developing additional supported living capacity in the city.
3. To place individuals with a learning disability on the housing register to access general needs properties. This will be the preferred option for those individuals who do not require specialist/adapted housing and/or do not require on site care and support. It is not recommended for those who do require more intensive support or specialist housing 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.
  - It would lead to inefficiencies in relation to the delivery of care and support to these individuals.
  - Supported living settings offer tenants 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: 16<sup>th</sup> July, 2019

Decision Maker:  
The Cabinet

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

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)*