

**EAST CAMBRIDGESHIRE ADULT SOCIAL CARE SERVICE DEVELOPMENT**

*To:* **Adults Committee**

*Meeting Date:* **16 January 2020**

*From:* **Service Director: Commissioning**

*Electoral division(s):* **All**

*Forward Plan ref:* **2020/024** *Key decision:* **Yes**

*Purpose:* **To request approval for the development of a specialist Supported Living Service for People with Learning Disabilities and/or Autism in East Cambridgeshire**

*Recommendation:* **The Committee is asked to approve the development of the service.**

<b><i>Officer contact:</i></b>		<b><i>Member contacts:</i></b>	
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## **1. BACKGROUND**

- 1.1 This report outlines a development to provide a much needed Supported Living Service in East Cambridgeshire for people with learning disabilities and autism who have complex needs.

In response to Winterbourne View and the subsequent investigations and learning, the Transforming Care Program was put in place by the Department of Health, with the aim to improve health and care services so that more people can live in the community, with the right support, and close to home.

The proposed development of a specialist service is part of a broader strategy to build capacity in Cambridgeshire to enable Cambridgeshire County Council to repatriate people with Learning Disabilities and/or Autism from Out Of Area (OOA) provision, and provide suitable provision within County for young people moving into adulthood.

The proposal is to use County Council land and capital funds from both NHS England and the County Council to build six units of accommodation that meet the needs of service users with complex environmental requirements. The building and land will be leased to a Registered Housing Provider who will issue tenancies and provide specialist housing support, and the care and support will be commissioned from a Provider who has proven expertise and experience in supporting adults with complex needs. The support provider will provide twenty four hour support for the service users who will have complex learning disabilities and/or autism.

## **2. MAIN ISSUES**

- 2.1 Cambridgeshire County Council has limited provision in county that can meet the needs of adults with complex learning disabilities and/or autism with specific support and environmental needs.

This has led to Service Users being placed in specialist provisions out of county which does not support maintaining their local links with families and communities. Transforming Care Partnerships have been directed to ensure that where at all possible, Local Authorities develop local provisions for service users who have complex needs.

A number of individuals who are currently placed out of county would benefit from this new service and the specification of the building and support will be such that other service users who are currently in Specialist Commissioned placements could be supported to move here. Additionally, there are a number of young people who are currently out of county in Residential Education placements who will require specialist adult services and who will benefit from the development of this service.

One of the adults who would be considered for this new development has particular links with East Cambridgeshire which focused the development to this district.

2.2 Commissioners have looked at how Complex Service Users needs could be met and as part of this and have considered the following opportunities:

- Whether there is any current provision that could be adapted to support complex environmental requirements.
  - None were considered to be suitable, either because of cost implications, location, or existing tenants.
- Go to market for a developer/ service provider to build and deliver
  - Soft market testing was completed in 2018, responses were limited and financial commitment required in terms of land costs and building stated as the barrier
- What was available on the open market, both buildings that could be adapted or plots of land with building potential.
  - Extensive searches by Commissioners did not find anything suitable.
  - Various property developers and agencies were engaged to search for land across the District
- .Available land owned by the County Council
  - Two potential plots of land in East Cambridgeshire were identified, after completing a Feasibility Study to look at the merits of each plot, Burwell has been identified as the best option as satisfies both the environmental requirements and also the service requirements in terms of supporting community presence and community engagement.

2.3 A Project Board has been formed to consider how to take the proposal forward. This has included officers from Strategic Assets, Education Capital Build, Procurement, Finance, Transformation, Operations and Commissioning.

To date, In Principle Agreement has been given for capital funds of £2 million from NHS England and £1 million from the County Council. The feasibility study indicated the total cost for the project would be around £3 million and will take 24 months to complete.

2.4 The Project Board will be responsible for ensuring there are appropriate legal agreements between all parties and that the design and build meets the specifications required.

The current County Council Design and Build Framework will be use to commission the building of the service and current Learning Disability Complex Supported Living Framework will be used to commission an appropriate Support Provider.

2.5 The feasibility study considered the suitability of the two identified plots of land, and prepared a timeline of the process giving milestone targets to ensure the build and handover is completed within two years. The study also included an estimated cost breakdown.

The timeline indicates that there will be an allowance of two weeks for demolition of current buildings and de-contamination of the ground. The contractors who completed the feasibility study (Atkins), have undertaken this type of work previously and so have experience in terms of timescales for demolition and de-contamination. This phase of the project has been highlighted as a risk however there is slippage time built into the

overall project. Additionally, the estimated project cost allows a sizeable contingency fund that in the event of any unforeseen issue with demolition and contamination increased costs can be covered. The contingency reserves are £206,000 which is 10% of the construction costs.

### **3. ALIGNMENT WITH CORPORATE PRIORITIES**

#### **3.1 A good quality of life for everyone**

The development of this service will enable citizens of Cambridgeshire with complex needs to live within their County and maintain links with their local communities and families.

#### **3.2 Thriving places for people to live**

There are no significant implications for this priority

#### **3.3 The best start for Cambridgeshire's Children**

There are no significant implications for this priority

### **4. SIGNIFICANT IMPLICATIONS**

#### **4.1 Resource Implications**

The following bullet points set out details of significant implications identified by officers:

- The development of the service is dependent on the capital funding from both the County Council and NHS England.
- The supported living service will allow an alternative to out of county residential services and will allow service users to have more choice and control, they will be in receipt of benefits and will be able use them to enhance their quality of life.
- Often out of county placements are more expensive than local services because they fall out of the Framework Agreements. Having a local service we would be able to tie the providers to the Framework prices.
- It is anticipated that there may be an income from the lease of the building and land to a Registered Housing Provider.
- Having a local resource such as this will save on time and cost for professionals visiting out of area placements as well as family carers visiting.

#### **4.2 Procurement/Contractual/Council Contract Procedure Rules Implications**

The commissioning of the design and building of the service will be procured through existing frameworks and additionally, the commissioning of the social care support will be procured using the current frameworks.

#### **4.3 Statutory, Legal and Risk Implications**

Legal services will be engaged to ensure there are robust legal arrangements in place

in terms of the land and the capital funds invested in the services

#### 4.4 Equality and Diversity Implications

*There are no significant implications within this category.*

#### 4.5 Engagement and Communications Implications

*There are no significant implications within this category.*

#### 4.6 Localism and Local Member Involvement

*There are no significant implications within this category.*

#### 4.7 Public Health Implications

*There are no significant implications within this category.*

Implications	Officer Clearance
Have the resource implications been cleared by Finance?	Yes Stephen Howarth
Have the procurement/contractual/ Council Contract Procedure Rules implications been cleared by the LGSS Head of Procurement?	Yes Gus De Silva
Has the impact on statutory, legal and risk implications been cleared by LGSS Law?	Yes or No Name of Legal Officer:
Have the equality and diversity implications been cleared by your Service Contact?	Yes Will Patten
Have any engagement and communication implications been cleared by Communications?	Yes Matthew Hall
Have any localism and Local Member involvement issues been cleared by your Service Contact?	Yes Will Patten
Have any Public Health implications been cleared by Public Health	Yes Tess Campbell

Source Documents	Location
None	

