

THE HAVEN – MENTAL HEALTH SUPPORTED ACCOMMODATION FOR OLDER PEOPLE
JUNE 2019

To: **Adults Committee**

Meeting Date: **4 July 2019**

From: **Commissioning**

Electoral division(s): **Queen Ediths**

Forward Plan ref: **N/A** *Key decision:* **No**

Purpose: **To update the Committee on Mental Health Supported Accommodation Service at the Haven and approval for future commissioning arrangements and proposals.**

Recommendation: **The Committee is asked to approve the following. The:**

- i) Council continues to work with all remaining residents living at the Haven, monitoring any changes in need and, where applicable, waiting for each individuals' preferred placement to become available**
- ii) Support contract with Metropolitan should cease on 31st July and new individual spot purchased arrangements are put in place with Cambridge Housing Society to be managed from Dunstan Court.**
- iii) The potential to use the accommodation for young people with a learning disability should be explored, with further discussions between the Learning Disability Commissioning Manager, Landlord, local Councillor and community representatives. (See Section 2.3 below)**

	<i>Officer contact:</i>		<i>Member contacts:</i>
Name:	Sarah Bye	Names:	Councillors Anna Bailey and Mark Howell
Post:	Commissioning Manager–Mental Health	Post:	Chair/Vice-Chair
Email:	Sarah.bye@cambridgeshire.gov.uk	Email:	anna.bailey@cambridgeshire.gov.uk mark.howell@cambridgeshire.gov.uk
Tel:	07468 718793	Tel:	01223 706398

1. BACKGROUND

- 1.1 The Haven Mental Health Supported Accommodation Service provides supported housing for up to 8 older people with mental health problems (contract value £169,000p.a) The current provider is Metropolitan Housing Association. The service no longer forms part of either the mental health or older people's pathways as individuals are better supported at home or within purpose built Older People's care settings. There have been no new referrals to the service for over 2 years and a reducing number of residents within the service. The service has met the needs of the people who are current tenants, although through the passage of time, their age has led to increasing physical needs that make the service less appropriate.

Cambridgeshire County Council are responsible for the commissioned support contract for this service. The current contract, held by Metropolitan is due to end on 31st July 2019. Aldwyck Housing (previously King Street Housing) are the Landlord for the accommodation in Wulfstan Way (known as The Haven) and have tenancy agreements with each of the residents. The Landlord is also responsible for issues in relation to the communal areas of the building, housing management (repairs etc) and utility services into the building.

Commissioners have explored the option of support being provided by Cambridge Housing Society (CHS), from the 1st of August 2019. CHS have confirmed that they will be able to support any remaining tenants at the Haven, including providing personal care, reassurance calls, meals and laundry, access to the Day Centre located at Dunstan Court, emergency response and potentially overnight support if this was deemed necessary. This provision would be provided on an individual costed basis and will ensure that value for money is provided for the reduced number of residents requiring support at The Haven as opposed to a further commissioned block arrangement.

The Haven was previously discussed at Adults Committee in January 2019 and this report provides an update on the on-going work being undertaken at The Haven and recommendations for the future of the commissioned contract.

2. MAIN ISSUES

- 2.1 There have been no referrals to the Haven for the past 2 years and there are no imminent referrals to the service. This demonstrates that there is limited/ or no need for this type of supported setting within the Older People's Mental Health pathway, with individuals being better supported at home or within purpose built Older People's care settings. It is very unlikely that there would be referrals to the Haven in the future.

The property provides 8 units of accommodation which is currently at 40% occupancy with alternative support settings being considered, and applied for, for several of the current residents due to their increasing support needs. Further information is detailed in Appendix 1. Appendix 1 to this report is exempt from publication under paragraph 3 of Part 1 of Schedule 12A of the Local Government Act because it contains information which is likely to reveal the identity of an individual

- 2.2 The current support provider is Metropolitan Housing Association. The contract governance, under the current terms and conditions, is in place until 31st July 2019.

Following the natural end of this current contract on the 31st of July, Commissioners have explored the option of support being provided by Cambridge Housing Society, who provide the Extra Care service at Dunstan Court which is located over the road from The Haven. Provision was made in the service specification for Dunstan Court for the provider to offer support to The Haven at an hourly rate. CHS have confirmed that they will be able to support any remaining tenants at The Haven, including providing personal care, reassurance calls, meals and laundry, access to the Day Centre located at Dunstan Court, emergency response and potentially overnight support if this was deemed necessary.

This provision would be provided on an individual costed basis and will ensure that value for money is provided for the reduced number of residents requiring support at The Haven as opposed to a further commissioned block arrangement.

- 2.3 Suitable accommodation in Cambridge City for people supported by the Council is scarce. Therefore, commissioners have been exploring the potential to make use of the accommodation at The Haven. This has led to the identification of young adults with a learning disability as potential beneficiaries of the accommodation. The cohort are likely to be under the age of 25 and are currently still living at home with parents but wanting to move on to further independence.

From initial scoping, the service would require 24 hour support which would take the form of sleep-in support throughout the night and day-time support focussing on skill development. The young adults identified have mild to moderate learning disabilities and may have associated conditions including autism. Local people may have concerns about new people moving into schemes such as this, particularly in relation to potential anti-social behaviour and noise, Commissioners are clear that, with the correct level of support for each individual within, and across the scheme, there will be minimal issues relating to anti-social behaviour, high levels of noise and disruption etc. without the need to adapt the building without significant adaptation of the building. It is therefore recommended that as part of the way forward for the service, commissioners are supported to continue to explore the use of the Haven for young people with learning disabilities to enable them to move towards independence.

If the option to make use of the accommodation at The Haven for an alternative cohort is not taken up then it is likely that the remaining units within the building could be used to appropriately house Cambridge City residents who are on the Housing Register. Cambridgeshire County Council has no nomination rights within this process and would not be able to determine who would be housed at the property.

- 2.4 Local Member Engagement

Officers have met with the Local Member for Cambridgeshire County Council, Amanda Taylor and the local members of the community. A meeting was held with officers in February 2019. A further meeting took place on Wednesday 19th of June to update Cllr Taylor and local community representatives with the areas outlined in this paper. Local Council members from Cambridge City Council were also been invited to attend this

meeting but were unable to attend.

2.5 Options and Recommendations

The current support contract is subject to an exemption and is due to end on the 31st of July 2019. Agreements have been reached with an alternative local provider to provide care and support as part of a contingency arrangement for the remaining residents after 31st July 2019.

There is a need for more accommodation for young adults with learning disabilities in Cambridge who want to move from their parental home into more independent living and it is recommended that this is explored further in the first instance between the Commissioners for Learning Disabilities and KSH/Aldwyck.

A number of options relating to the future use of the Haven were identified and appraised and are contained within Appendix 1. Appendix 1 to this report is exempt from publication under paragraph 3 of Part 1 of Schedule 12A of the Local Government Act because it contains information which is likely to reveal the identity of an individual.

Therefore it is recommended that the:

- 1) Council continues to work with all remaining residents, monitoring any changes in need and, where applicable, waiting for each individuals' preferred placement to become available.
- 2) Support contract with Metropolitan should cease on 31st July and new individual spot purchased arrangements are put in place with Cambridge Housing Society to be managed from Dunstan Court.
- 3) The potential to use the accommodation for young people with a learning disability should be explored, with further discussions between the Learning Disability Commissioning Manager, Landlord, local Councillor and community representatives.

This offers the best outcome for the current residents whilst also maintaining the Council's ability to access the accommodation for potential future use.

3. ALIGNMENT WITH CORPORATE PRIORITIES

Report authors should evaluate the proposal(s) in light of their alignment with the following three Corporate Priorities.

3.1 A good quality of life for everyone

The report above sets out the implications for this priority in 2.1, 2.3 and 2.4

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:

- With the reducing number of residents and no new referrals identified the current service offer does not provide value for money
- There are alternative services available which can meet the needs of this cohort within the Older People's pathway
- The Council is not currently liable for void costs within the accommodation. however if the service were to continue with significant voids, then the Landlord may wish to renegotiate this
- The landlord has indicated that they are not willing to invest in any capital works within the service at this time

4.2 Procurement/Contractual/Council Contract Procedure Rules Implications

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

- The commissioned support contract with Metropolitan Housing Association has received previous exemptions, with the contract currently ending on 31st July 2019.
- The current provider is keen to end their involvement in the service at this date. Contingency arrangements have been made with Cambridge Housing Society under the terms and conditions of their current support contract for Dunstan Court which includes provision for delivery of community care and support.
- If the Council wished to extend the current service contract, there would be a requirement for a further exemption. Depending on the length of the exemption this may exceed the threshold value for a key decision in relation to the service contract.
- In light of Metropolitan's reluctance to continue beyond the current contract end date there would also be limited time to deliver a competitive procurement exercise for the commissioned services.

4.3 Statutory, Legal and Risk Implications

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

- Tenancy rights for each of the residents are the responsibility of KSH/Aldwyck under Housing Legislation
- Residents have been made aware of their rights and offered an Advocate to support them if they wish
- Contingency arrangements have been agreed with Cambridge Housing Society to mitigate any risk related to the current support contract ending

4.4 Equality and Diversity Implications

There are no significant implications within this category.

4.5 Engagement and Communications Implications

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

- A petition from the local community was submitted to Adults Committee in January 2019 asking that The Haven remain open.
- Work was done with the local Councillor and members of the Community who were expressing concerns. This aimed to ensure that there was a better understanding of the service, the 'generalised' needs of those living there and what it aims to achieve and also to allay fears that there was a drive to close the service rather than to ensure that the needs of those living at the service were being met appropriately and are, indeed, at the heart of the decision making about the service.

4.6 Localism and Local Member Involvement

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

- A meeting was held with the Local Member for Cambridgeshire County Council, Amanda Taylor and local members of the community in February 2019.
- A further meeting took place on Wednesday 19th of June to update Cllr Taylor and local community representatives with the areas outlined in this paper. Local Council members from Cambridge City Council were also been invited to attend this meeting but were unable to attend.

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 Name of Financial Officer: Stephen Howarth
Have the procurement/contractual/ Council Contract Procedure Rules implications been cleared by the LGSS Head of Procurement?	Yes or No Name of Officer:
Has the impact on statutory, legal and risk implications been cleared by LGSS Law?	Yes Name of Legal Officer: Fiona McMillan
Have the equality and diversity	Yes or No

implications been cleared by your Service Contact?	Name of Officer:
Have any engagement and communication implications been cleared by Communications?	Yes Name of Officer: Matthew Hall
Have any localism and Local Member involvement issues been cleared by your Service Contact?	Yes or No Name of Officer:
Have any Public Health implications been cleared by Public Health	Yes Name of Officer: Tess Campbell

Source Documents	Location
None	None