

## **CABINET MEMBER DECISION**

### **Date of decision - 20 July 2017**

## **Specialised Housing – capital funding for a Supported Living Scheme for people with complex autism at Upper Ford Lodge, near Droitwich**

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### **Relevant Cabinet Member**

Mr A I Hardman - Cabinet member for Adult Social Care

### **Relevant Officer**

Director of Adult Services

### **Local Member(s)**

Councillor Richard Morris, Droitwich West

### **Recommendation**

- 1. The Director of Adult Services recommends that the Cabinet Member with Responsibility for Adult Social Care:**
  - (a) agrees that the Council contributes capital funding up to £800,008 to build 8 flats and communal areas for people with complex autism on a site at Upper Ford Lodge near Droitwich owned by Fortis Living.**
  - (b) authorises the Director of Adult Services to take all necessary steps to give effect to the above decision.**

### **Background Information**

- 2. On 18 July 2013 Cabinet:**
  - approved the allocation of up to £5M of Community Capacity Grant capital funding for investment in specialised housing services for older people and people with learning and physical disabilities ;and
  - authorised the Cabinet Member with Responsibility for Adult Social Care, with the agreement of the Director of Adult Services, to determine the use of the Community Capacity Grant funding for investment in specialised housing schemes subject to an appropriate business case.
- 3. Fortis Living has planning permission to build 8 specialist flats, with communal areas and staff space on the tennis court of Upper Ford Lodge, Ford Lane, Droitwich, WR9 0BQ, a care home managed by Autism West Midlands. The flats will be for people with complex autism and the care/support will be provided by Autism West Midlands. The Council intends to contribute between £400,000 and £800,008 to Fortis Living who are generating additional funding from the Homes and**

Communities Agency and their own resources. (The figure depends on the amount of housing benefit the scheme attracts following the outcome of the government's consultation on capping housing benefit for supported housing at the Local Housing Allowance)

## **Business Case**

### **4. Council Officers have assessed that:**

- The proposed development will meet the needs of Council funded service users at the higher end of the autistic spectrum, there is no similar development of this kind currently in Worcestershire. The needs assessment being developed for the draft Supported Living Strategy 2017- 2020 has identified a need for three such schemes.
- Such a scheme will mean that fewer service users will need to have their support needs met by moving out of the County and it will widen the types of accommodation available to this service user group.
- The use of capital funding is necessary to enable the Council to secure and specifically 'shape' and influence this development to best match identified need, location and the most financially viable service model.
- The projected revenue savings will be achieved through service users moving into the scheme who would otherwise have entered residential care and will improve outcomes for service users resulting in lower support costs.

## **Financial Implications**

- 5.** The annual saving to DAS once the scheme is full is estimated at £213,883 per annum.

Such a housing scheme would be of financial benefit to the Council as we will have allocation rights to all the flats. A detailed analysis has been undertaken which indicates that the return to the Council of the maximum investment of £800,008 would be fully achieved after six years.

After 20 years the total revenue savings to the Council would be £2.013M

## **Equality and Diversity Implications**

- 6.** An Equality Relevance Screening has been completed in respect of these recommendations. The screening did not identify any potential Equality considerations requiring further consideration during implementation.

## **Supporting Information**

- Appendix 1, Return on Investment Appraisal for the scheme

## **Contact Points**

### County Council Contact Points

County Council: 01905 763763

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### Specific Contact Points for this report

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## **Background Papers**

In the opinion of the proper officer (in this case the Director of Adult Services) the following are the background papers relating to the subject matter of this report:

None