

Classification: Open	Decision Type: Key
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Report to:	Cabinet	Date: 07 November 2023
Subject:	Housing support service: young people 18-25 years - Care Provider Contract Award	
Report of	Deputy Leader and Cabinet Member for Health and Wellbeing	

Summary

1. The Community Commissioning Adult Social Care (ASC) Specialist Housing programme, was approved by Cabinet on 1st June 2022, responding to the demand to provide more housing for our residents with additional needs.
2. Mortimer, Mortimer and Mortimer (property developer) approached the Authority with an offer to use 18-20 St Marys Place BL9 0DZ for ASC customers. The property offers high quality accommodation (flats) in the town centre, with a staff unit and space for communal activities. Inclusion Housing were the only provider to submit an expression of interest for this property and have therefore been confirmed as the registered provider for this development.
3. This proposal outlines an innovative support service, which will provide a transitional home for 8 young Bury adults with Learning Disabilities and /or autism, aged 18-25 years. Young adults will be supported in their home for 2 years, with a further 2 years outreach support available to them after they leave.
4. This support service is the first of its kind in Bury, offering an aspirational “own front door” accommodation to young adults, with support which encourages them to be independent and progress to other housing opportunities. The outreach support offered to them is based on best practice; and designed to offer continuity of support at a time of change and prevent escalation of challenging behaviour (and more expensive placements) as a result.
5. A procurement process will be completed via a Teckel exemption or Invitation to Tender to the open market.

Recommendation(s)

It is recommended that Cabinet:

6. Approve the Procurement of a Care Provider for 18-20 St Marys Place Bury either :
 - i) via a Teckal exemption; or
 - ii) An Invitation to Tender to the open market (if needed)

7. Delegate the approval for the 4 year contract award (with an option to extend for another 2 years) to the Executive Director of Health and Adult Care, to be awarded. Procurement route to be confirmed in due course.
8. Delegate approval for the 2-year extension of the contract, if required, of the chosen Care Provider to the Executive Director of Health and Adult Care.
9. Note that the proposed contract will be funded using Bury's Adult Social Care Community Care budget.

Reasons for recommendation(s)

10. This innovative support scheme offers a transitional living service for young adults with Learning Disability aged 18-25 years. The potential for cost savings/cost avoidance has been demonstrated. The scheme offers 8 units towards our corporate and ASC housing commitments and supports our 'Let's Do It' strategy in offering an opportunity for people to live locally, independently, and with choice.

Alternative options considered and rejected

11. Option 1: Not to proceed with the scheme

The impact of this will mean young adults continue to be placed out of borough and/or in more expensive placements. This accommodation and model of care (including follow-up support to prevent escalation of crisis/ challenging behaviour), follows best practice. Not to proceed with the scheme would be a missed opportunity to:

- i) pilot a new transitional offer for young adults
- ii) contribute towards our ASC housing targets, which provide people with learning disabilities the chance to live locally, independently, with choice
- iii) save and prevent costs compared to people living independently/placing young people in expensive out of borough placements.

Option 1 was therefore rejected.

12. Option 2: To proceed with the scheme using an alternative property/landlord

This scheme was brought to our attention by the property developer Mortimer, Mortimer and Mortimer Ltd. ASC operational professionals and commissioning staff viewed the property for suitability. All agreed the property as suitable for this type of service. The property developer and vendor have been very supportive in the current fast-paced housing market.

Option 2 was therefore rejected.

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Background

13. The Community Commissioning Adult Social Care (ASC) Housing Programme was approved by Cabinet on 1st June 2022 and outlined the vision and plans to develop housing for people with additional needs.
14. The ASC commissioning team are therefore developing various housing schemes, including the 18-20 St Marys Place offer.
15. Mortimer, Mortimer and Mortimer Ltd (property developer) approached the Authority with an offer to use 18-20 St Marys Place BL9 0DZ for ASC customers.
16. The vision for the scheme, developed with a wide range of stakeholders, is:
 - The provision of a home with support, to further develop independent living skills, for up to 2 years.
 - Focused on young adults aged 18-25 years, with low/medium need Learning Disabilities and/or autism.
 - After a maximum of 2 years in St Marys Place, there is further outreach support available for the young adults for 2 years as they adjust to living independently within the community, if required.
17. The general description of 18-20 St Marys Place is:
 - 9 self-contained flats in the property.
 - Refurbished to a high specification that reflects the Council's quality standards expected for our customers.
 - Situated in the town centre, close to all amenities, education, employment and public transport networks to encourage and enable independent living.
 - Eight "own front door" flats will be for Bury customers; and one flat available for staff office and communal space.
18. Visits to the property were made by ASC Operations social work professionals (LD) and Integrated Commissioning Officers. Feedback was that people were impressed by the quality of the flats and keen for the scheme to progress.
19. The Adult Social Care commissioning and operational teams recognised there is a demand for this type of property. A number of young adults in receipt of social care have been identified for referral as potential customers. Traditionally, this cohort would likely have been placed out of borough and or in high-cost

placements as current housing stock and care solutions does not meet their requirements and aspirations.

20. There is currently no provision of this type in Bury; and offering this type of transitional home prevents high cost out of borough placements; escalation of behaviour and crisis management. This scheme would support both improved outcomes for people aged 18-25 years and cost savings.

Procurement Route

A Care Provider for St Mary's Place is required and will be commissioned via Option A or Option B below.

21. Option A

The Council will utilise the *Teckal* case exemption now codified under Regulation 12 of the Public Contracts Regulations 2015. This permits a local authority to make a direct award of a contract to a legal person under its control.

22. Option B

Or, a competitive procurement process will be instituted in accordance with the Procurement Rules with an Invitation to Tender to the open market. The opportunity will be advertised within an identified budget.

Information on timescales will be confirmed when the procurement process is confirmed.

Funding

23. Costs for the care provision within St Mary's Place will be met from the existing Adults Social Care Community Care Budget.

Sustainability of St Mary's Place

Affordable rent setting

24. One of the crucial matters for Inclusion before the scheme was progressed, was to ascertain the rent levels and ensuring that this was agreed by the Council's Revenue and Benefit department. This has been agreed.

Void arrangements

25. The Voids policy from the Registered Provider has been shared with the Council and will be shared with the Care Provider once they are confirmed. Inclusion will cover rent costs for 3 months when a flat becomes vacant. After 3 months the

Council and the Care Provider will both be responsible for 50% of the void costs. This will be made clear to the Care Provider before a contract is awarded.

26. Mortimer, Mortimer and Mortimer Ltd own the building and then Inclusion, as their partner, would rent directly to our customers. The care provision would be block-purchased separately.
27. The terms of the lease and service level agreement (SLA) between the Care Provider and Landlord are yet to be finalised as the Care Provider is not confirmed. Persona have expressed interest in principle but have requested further information before making a decision.
28. There is assurance from the LIN data that there is a current and future demand for this type of provision, therefore should offset any concerns about void risk and associated costs.
29. It has been agreed that we have 100% nomination rights for the Council, given the strength of expected demand.

Costs of Care

30. The purpose of this provision is for customers with low/medium need. One unit for staff use, 8 units/flats for customers.
31. The costs of care are driven by the type of client (e.g., high/low need, high/low risk). There is clear demand for this type of provision.
32. One Care Provider will offer support to all eight customers, this allows more efficient care costs, ensuring value for money by allowing the Provider to offer shared support, modelling staffing requirements on client needs.
33. Our commissioning intentions are to award a block contract over a four-year period, with 2-year extension available should it be required.

Calculation of indicative cost savings

We have calculated current costs of 8 people with low to medium need against potential cost savings for the St Mary's Place project. Details are given in Part B of the paper, recognising they are commercially sensitive because the procurement process for the care provider is yet to be undertaken.

Links with the Corporate Priorities:

34. The scheme provides local accommodation for those with additional needs in Bury: both now and in the future.

- 35. It increases housing choices for our young adults with additional needs, enabling an increased number of people to live independently with support, encouraging them to move on into homes of their own in the future.
- 36. This scheme has several innovative aspects; also noting the local investment into property by the housing developer and creation of jobs expected locally by the Care Provider.
- 37. We are working together to design quality, fit-for-purpose homes for people with additional needs in Bury, which ensures inclusivity throughout the housing agenda
- 38. Taking a strengths-based approach to recognise the assets and strengths of our residents – the aim of the scheme is to develop independent living skills, to empower young Bury adults to move on to homes of their own, retaining control and independence.

Equality Impact and Considerations:

- 39. People with additional needs – for example – people with learning or physical disabilities are disadvantaged in terms of accessing services and having opportunities: this scheme specifically addresses the inequities of access to the housing market and support services, responding to the needs and demand recognised in the Specialist Housing Programme, approved by Cabinet on 1st June 2022.

Environmental Impact and Considerations:

- 40. The housing scheme is based above commercial premises in the town centre, with good links to public transport for staff and customers, therefore the carbon footprint is expected to be reduced as we bring people back from out of borough or from existing premises where clients and staff currently have to travel by other means.

Assessment and Mitigation of Risk:

Risk / opportunity	Mitigation

Legal Implications:

Both of the procurement routes proposed in this matter are lawful and are in accordance with the Public Contract Regulations 2015 and the Council's Contract Procedure Rules.

Financial Implications:

The cost will be funded from the existing Adult Social Care Community Care Budget. As part of the monthly budget monitoring cycle, Finance, Commissioners and Social work teams will triangulate and track the expenditure linked to the provision set out in this report ensuring that all expenditure aligns to the funding provided. Any financial risks/pressures identified will be highlighted to the Director of Adult Social Services as part of the monthly budget monitoring cycle whereby an action plan will be deployed to mitigate any financial risks/ pressures.

The contract duration is 4 years, with an option to extend for a further two years. Annual contract reviews are built into the contract monitoring process and will ensure voids at the units and non-take up of care services are kept to a minimum otherwise the Council is at risk of paying for unused hours of care.

A close working relationship is essential with the Care Provider to ensure that there is an identified cohort of residents ready to move into the properties should an apartment become vacant during the contract period.

Background papers:

None.

Please include a glossary of terms, abbreviations and acronyms used in this report.

Term	Meaning