

Cabinet – 21st March 2007

Report of the Director of Adult, Community And Housing Services

Residential Care Of People With A Learning Disability

Purpose

1. To update Cabinet on the implementation of proposals arising from the review of Residential Care for people with a disability, which were approved by the Council's Executive in November 2003.
2. To seek Cabinet approval for the re- provision of Grange House home for people with a learning disability.

Background

3. The White Paper 'Valuing People' in 2001 signalled a significant change in policy. Residential care would no longer be the preferred option for most people with a learning disability; instead, they should have the opportunity to live in homes of their own or as tenants of the local authority or a Housing Association, in the community.
4. The Council's Review of Residential Care for people with a disability was commissioned, to develop a set of options for the Executive to consider on the future of the Council's homes for disabled people.
5. In November 2003, the Executive agreed that the Council should move away from residential care for people with a disability into supported living in partnership with Housing associations and other providers and that discussions should take place with staff, residents, relatives and key stakeholders towards developing an implementation plan for the strategy.
6. Cabinet has recently approved a report on progress with the re-provision of Bridge House, a home for people with a physical disability. This report focuses on the Council's three homes for people with a learning disability (one of which, Glebelands, is owned by CHADD not by DMBC).

7. Details of the provision in each home is given in table 1 below:

Table 1

Home	No. Long Stay Places
Glebelands	18
Grange House	10
King's Road	3

8. King's Road is a four bedroom house in Sedgley, which was originally set up in the early 1990's as a supported living unit, but was later brought within the scope of the Registered Homes Act. The residents have lived there in a small group home for over ten years.
9. Grange House was opened in the mid 1970s and some of the original residents still live at the home. In 2003, some improvements were made to the building, but the home is no longer fit for purpose, especially as the current residents are becoming more frail and have mobility difficulties. It is constructed on three levels, with the main living room down a flight of stairs. There is no lift and corridors are narrow. Equally the narrow corridors create difficulties for the safety of the staff when residents exhibit episodes of challenging behaviour.
10. Glebelands was refurbished in 2000 as a partnership between Churches Housing Association of Dudley and District and Dudley Council. CHADD owns and manages the building. The Chief Executive of CHADD is the registered manager under the Care Standards Act. The care is delivered by DMBC under a seven-year Service Level Agreement which expires in 2007.

Progress

11. Significant progress has been made with implementing the proposals agreed by Executive in November 2003.

Kings Road

12. The current residents are quite able and in line with Valuing People, the Executive agreed that the Council should explore the feasibility of returning the house to the status of supported living and deregistering it as a care home with CSCI.
13. The PCT, who own the property, agreed to sell it to CHADD. The sale was delayed for a while because the property was found to need some structural repairs but the sale price was finally agreed in August 2006 and completion took place on 26th February 2007.

14. An independent advocate has worked with the three residents to ensure that they fully understand the implications of the change in status and to reassure them that they would not have to move house.
15. An outcome of the plans was that a male resident expressed a wish to move in order to share a home with a friend who lived at Grange House. CHADD was in the process of modernising another smaller property in Priory Road, Sedgley and in September 2006 the two gentlemen moved to this address.
16. The remaining two residents at Kings Road have now advertised through the Community Team for Learning Disability for a new housemate. Kings Road will be a shared house for three people in future. Two people are interested in the vacancy.
17. CSCI has given written confirmation that King's Road was deregistered at the end of January 2007. Accessible tenancy agreements are being completed and the two residents are to become tenants of CHADD during March 2007.
18. The care and support will continue to be provided by the DMBC staff group, comprising seven part time care assistants, ensuring continuity for the residents. In the longer term the Council may wish to contract with an external provider for the delivery of care, or alternatively the residents may choose to receive an individual budget with which to purchase their own care, with support to do so.

Glebelands

19. Glebelands is a purpose built residential unit accommodating 18 residents in four self contained flats.
20. The care is provided by DMBC staff, under a seven year service level agreement which expires in 2007. In accordance with Council Standing Orders we will have to re-tender during 2007 for the care and support service at Glebelands.
21. Several of the current residents are quite able and could be supported in their own tenancies. Two have already moved out into a bungalow in Stourbridge. The bungalow is a DMBC property, which was converted by Housing Building Services, with an extra care housing grant from the Department of Health. Two other residents may move to a property in Stourbridge known as Oaklands, which has been re-furbished by CHADD, in April.
22. In order to ensure that the residents are fully engaged in the design of the future service at Glebelands, we have commissioned New Possibilities to work with the Accommodation and Support Team to prepare person-centred plans and to explore their aspirations. This work will be undertaken between May and July 2007, and will include full consultation with relatives of the residents.

23. A number of options are being considered but a likely outcome in the longer term is that the upstairs flats at Glebelands will be de-registered as a residential home and will operate instead as independent and separate supported living units. The ground floor flats will be used as registered accommodation for young people with learning disabilities in transition. The Council would then tender for two providers to deliver a residential care service and a supported living service.

Grange House

24. In 2006, following a meeting with family carers, DMBC Buildings surveyors were asked to provide an estimated cost of bringing the property up to CSCI standard. The estimate received was for £750,000. This would involve considerable structural change and would require the re-location of residents whilst the work was carried out.

25. The alternative therefore was to re-provide a service for all residents tailored to meet their individual needs and taking full account of their friendships; families; aspirations etc. In order to achieve a completely objective assessment of their needs, person-centred plans were commissioned from New Possibilities.

26. This work was completed in October 2006 and a meeting with families was held in November to share the outcomes with families who had been fully involved in the whole process.

27. Doing nothing is not an option as we continue to be under scrutiny by the Commission for Social Care Inspection and are at risk of having an enforcement order served if we do not make progress with the re-provision of the unit.

28. The proposal is to re-provide the Grange House service in a range of supported living units as requested by the nine current residents. The process will be very similar to the Ridge Hill resettlement, but the accommodation will be pre-existing units, not new builds.

29. The configuration of housing and the level of support needed are currently being developed by the Accommodation and Support Team. This work should be completed by end March 2007.

30. Adult Social Care and Housing Managers in DACHS are working together on provision of this accommodation, some of which will come from local authority stock and the remainder from Registered Social Landlords.

Finance

31. It is estimated that the capital receipt for the disposal of Grange House would be £350,000. It is proposed that the capital receipt would be earmarked for learning disability service modernisation, including the

cost of any adaptations which may be required to properties to enable those residents of Grange House who have physical as well as learning disabilities to move into their new homes.

32. The balance of the capital receipt would be allocated to the ongoing modernisation of Day Services for people with a learning disability, which will be subject of a further report to Cabinet.
33. There are likely to be additional revenue costs to support people dispersed across several units of accommodation, although benefit entitlements may offset at least some of these costs. Various models of care and support for the tenants will be considered including individual budgets and direct payments. The Council should also consider tendering for the care and support service in order to achieve the most cost-effective provision of care.
34. More detailed costings will be available once the housing and care/support specifications have been completed.
35. There would also be some dual running costs as people would be moved into their new homes gradually over a period of months; these would be met within the overall DACHS budget.

Law

36. The Council has powers and duties to support persons with a learning disability under its welfare function contained in a number of statutes including the National Assistance Act 1948, the Chronically Sick and Disabled Persons Act 1970, the Community Care Act 1990 and the Mental Health Acts and may do anything incidental to conducive to or which facilitates the discharge of its functions under section 111 of the Local Government Act 1972.

Equality Impact

37. The content of this report is consistent with the Equal Opportunities policy of the Council. It also positively promotes independent living for Dudley residents with learning disabilities.

Recommendation

38. Cabinet is asked to:

- note the progress in relation to the sale of King's Road to CHADD.
- approve the re-provision of Grange House through the development of supported living options.
- approve the use of the capital receipt from the disposal of Grange House to fund supported housing for the residents, and further day service modernisation.

- support proposed changes to Glebelands, with part of the unit to be developed into supported living subject to further consultation with residents and their relatives.



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Background Papers:

Executive Report on Residential Care of Older and Disabled People in Dudley
– November 2003.