

Name of meeting: Cabinet
Date: 20 January 2020

Title of report: St Pauls Road, Mirfield - Supported Living Accommodation Development

Purpose of report: To update cabinet on key changes since the original report was approved August 2018

Key Decision - Is it likely to result in spending or saving £250k or more, or to have a significant effect on two or more electoral wards?	No
Key Decision - Is it in the <u>Council's Forward Plan (key decisions and private reports)?</u>	No
The Decision - Is it eligible for call in by Scrutiny?	Yes
Date signed off by <u>Strategic Director</u> & name	Richard Parry - 19.12.2019
Is it also signed off by the Service Director for Finance?	Eamonn Croston - 9.01.2020
Is it also signed off by the Service Director for Legal Governance and Commissioning?	Julie Muscroft - 8.01.2020
Cabinet member portfolio	Cllr Musarrat Khan - Health and Social Care

Electoral wards affected: Mirfield

Ward councillors consulted: No.

Public: Yes

Has GDPR been considered? Yes, and not applicable.

1. Summary

On 29 August 2018 Cabinet approved the Council's new Housing Delivery Programme. Paragraphs 3.44 – 3.46 of section 10 of the report related to the proposed development of the former Council depot site at St Pauls Road Mirfield by Connect Housing, a Dewsbury based housing association, for 19 supported living flats for adults with learning disabilities.

Approval was given to work with an identified partner (Connect Housing) to develop a supported living scheme.

Since the proposed development was approved at Cabinet, changes have been made to the scheme which require a new authorisation from Cabinet.

2. Information required to take a decision

Since approval was given the proposed scheme design plans were shared with the Care Quality Commission (CQC) who felt the scheme was too large. Revised plans have therefore been developed for 13 one and two-bedroom flats plus staff facilities. The new flats will be available for any adult with a social care need, not just those with a learning disability. The accommodation will be CQC registered with onsite 24/7 staff providing care and support.

Once completed the St Pauls Road development will be available to meet demand from adults with a social care need including those with a learning disability and/or physical disability looking for supported living accommodation. There is clear evidence of demand for the supported living development at St Pauls Road. The development will enable adults with a social care need to live an independent life, as part of their local community. The proposed development offers an excellent cost-effective model of care and support to meet people's needs. The proposed development is an alternative to traditional more expensive care home provision.

Connect Housing has been allocated grant funding from Homes England to develop the new supported homes and is prepared to work at risk and pay market value for the land subject to planning approval. Connect Housing will be responsible for bearing the cost of the planning application and the associated fees and the completed development will be owned by them. The Council will commission the care provider/housing manager and enter into a nomination and void agreement with Connect Housing.

3. Implications for the Council

- **Working with People** - Partnership working is taking place with the accommodation team in Adult Services to identify potential suitable tenants. All tenants will be approved by the specialist accommodation allocation panel. The successful tenants will be enabled to live as independently as possible for as long as possible in the community retaining choice and control over their lives.
- **Working with Partners** - The council has worked successfully with Connect Housing to deliver similar specialist supported living schemes in Kirklees over the last 10 years. Kings Mill Court, Newsome, a development of 12 flats, Sigott Street, Longwood, a cluster of 10 flats and Ancion Court, Marsden a sheltered accommodation scheme for the over 55s.
- **Place Based Working** - Adult Services continues to develop ways of working to establish local solutions to meet local accommodation and care needs that meet the council's shared outcomes.

- **Climate Change and Air Quality** - Reduction in emissions - Developing locality based specialist accommodation and support provision to meet local need in the heart of the community close to community services, family and friends and public transport links will reduce the need to travel contributing to lower emissions. The successful care provider will be asked to implement a local staffing strategy with the aim of recruiting 50% of staff from within the local community.
- **Improving outcomes for children** - There is potential for disabled young people entering adulthood to also be considered for this development as they can develop life skills and independence in a safe and nurturing environment.
- **Other (e.g. Legal/Financial or Human Resources)** - The sale of the land to Connect Housing will result in a capital receipt for the Council. The specialist supported living model enables people to live as independently as possible with the council funding the care and support cost. Welfare benefits cover the housing costs and the day to day running costs. This model represents excellent value for money and will achieve great outcomes and quality of life for the residents.

4. **Consultees and their opinions**

Adult Services Directors, Michelle Cross - Head of Service, Elizabeth Eastwood - Service Manager, all support the proposed development as it will help meet future demand in the most cost-effective manner and will enable people to live as independently as possible.

5. **Next steps and timelines**

- The required design changes have delayed the delivery of the development.
- Connect Housing have undertaken various surveys and public consultation and submitted a planning application in December 2019 under reference 2019/94099.
- The site will be revalued in January 2020.
- The Council are currently negotiating with Connect Housing over the Heads of Terms for the land transfer.
- A nomination and voids agreement has been drafted and will be completed as part of the disposal process.
- Connect Housing need to start work on site at St Paul Road by the end of March 2020 to meet the conditions of the Homes England capital grant funding provided to develop St Pauls Road.

6. **Officer recommendations and reasons**

Officers recommend that:-

- a) Cabinet supports the development of a new supported living accommodation development at St Pauls Road, Mirfield for adults with a social care need;
- b) The Strategic Director - Economy and Infrastructure is given delegated authority to negotiate and agree the terms of the disposal with Connect Housing;
- c) The Service Director, Legal, Governance and Commissioning is given delegated authority for the council to enter into and execute any agreement and transfer and any other ancillary documents and agreements that relate to the disposal of land at the former Mirfield Depot, St Paul's Road;
- d) Cabinet authorises Adult Services to commission and fund meeting the care and support needs of all the intended tenants of the development.

The reasons for these recommendations are that once completed the St Pauls Road development will be available to meet demand, for which there is clear evidence of the demand, from adults with a social care need including those with a learning disability and/or physical disability looking for supported living accommodation. The development will enable adults with a social care need to live an independent life, as part of their local community. The proposed development offers an excellent cost-effective model of care and support to meet people's needs. The proposed development is an alternative to traditional more expensive care home provision.

7. Cabinet Portfolio Holder's recommendations

The Cabinet Portfolio Holder recommends that Cabinet:-

- a) supports the development of a new supported living accommodation development at St Pauls Road, Mirfield for adults with a social care need;
- b) gives the Strategic Director - Economy and Infrastructure delegated authority to negotiate and agree the terms of the disposal with Connect Housing;
- c) gives the Service Director, Legal, Governance and Commissioning delegated authority for the council to enter into and execute any agreement and transfer and any other ancillary documents and agreements that relate to the disposal of land at the former Mirfield Depot, St Paul's Road;
- d) authorises Adult Services to commission and fund meeting the care and support needs of all the intended tenants of the development.

8. Contact officer

Gary Wainwright, Partnership Commissioning Manager – Learning Disabilities,
Mobile 07968994605, short code 01069
gary.wainwright@kirklees.gov.uk

9. Background Papers and History of Decisions

The St Pauls Road proposals were originally presented to Cabinet on 29th August 2018 as part of a larger report on the Housing Delivery Programme (Please see paragraphs 3.44 to 3.46 of section 10 of this report).

The original recommendations were that:-

- a) The Council disposes of the land at Mirfield Depot to Connect Housing for best consideration conditional upon the grant of planning permission for the supported housing accommodation for individuals with learning disabilities;
- b) The Strategic Director, Economy and Infrastructure is given delegated authority to negotiate and agree the terms of the disposal;
- c) The Service Director, Legal, Governance and Commissioning is given delegated authority for the council to enter into and execute any agreement and transfer and any other ancillary documents and agreements that relate to the disposal of land at Mirfield Depot.

10. Service Director responsible

Richard Parry, Strategic Director for Adults and Health
(01484) 221000
richard.parry@kirklees.gov.uk