

ACTION TAKEN UNDER DELEGATED POWERS BY OFFICER

Subject Authorisation to enter into a Nominations Agreement with Origin Housing at Speedwell Court

Officer taking decision Head of Integrated Care: Learning Disabilities and Mental Health

Date of decision 12 December 2013

Summary	This report requests authority to enter into a Nominations Agreement with Origin Housing for the provision of 10 supported housing units at Speedwell Court.
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Officer Contributors Amisha Lall

Status (public or exempt) Public

Wards affected Woodside Park

Function of (Council/Executive) None

Enclosures

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1. RELEVANT PREVIOUS DECISIONS

1.1 None

2 CORPORATE PRIORITIES AND POLICY CONSIDERATIONS

2.1 Barnet's Corporate Plan includes key aims to 'support families and individuals that need it – promoting independence, learning and well-being' and to 'promote family and community well-being and encourage engaged, cohesive and safe communities'.

2.2 The Adults and Communities Business Plan 2013-2014 reiterates national policy and maintains a strong focus on 'promoting wellbeing and independence, choice and control of adults who need support - ensure that all customers truly self-direct their support ...increasing the use of Direct Payments for all'

The recommended decision is intended to ensure transparency in the process and compliance with the Council's Contract Procedure Rules and therefore supports the Corporate Plan commitment to the Council's business being well-run, efficient and transparent.

3. RISK MANAGEMENT ISSUES

3.1 The council has an established relationship and an existing contract with Origin Housing. Payments will be made in accordance with usual contract management procedures and subject to performance and outcome monitoring.

3.2 It is not considered that entering into a Nominations Agreement is likely to raise significant levels of public concern or give rise to policy considerations as Origin Housing Ltd is an established provider with a good track record.

3.3 There is a risk that if the Nominations Agreement is not acceptable to the Council, the Provider will open up the opportunity to other boroughs to make placements in this scheme. Additionally it may have a negative impact on the established relationship between the Council and Origin Housing.

4. EQUALITIES AND DIVERSITY ISSUES

4.1 The Equality Act 2010 requires that the Council and all other organisations exercising public functions on its behalf take any relevant steps to (i) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; (ii) advance equality of opportunity between those with a protected characteristic and those without; and (iii) promote good relations between those with protected characteristics and those without. The agreement with Origin Housing Ltd ensures compliance with these obligations.

4.2 The service will operate inclusively to meet the care and support needs of adult social care and health service users whose needs are eligible through the Fair Access to Care criteria.

4.3 The specialist service will benefit people with high-functioning autism-Asperger's and currently the borough lacks service provision for this particular group and is intended to enable individual consideration and choice and control of support, in line with the Council's transformation and personalisation agenda.

5. *USE OF RESOURCES IMPLICATIONS (Finance, Procurement, Performance & Value for Money, Staffing, IT, Property, Sustainability)*

5.1 The Head of Integrated Care: Learning Disabilities and Mental Health has agreed to fund between £5,000 and £10,000 for Year 1, 2013/14 and subsequently no more than £5,000 pa. This will enable the Council to pay rent for void flats between December 2013 and March 2014 and for voids during subsequent years. These costs will be funded through the mental health budget.

5.2 The service specification includes a range of outcomes which will be monitored by the department's Quality and Purchasing Team.

5.3 A formal review of the service will commence by June 2014. This will allow the Council to review the service against the contract and inform future procurement within this sector.

6. *LEGAL ISSUES*

6.1 The service falls within Part B of Schedule 3 to the Public Contracts Regulations 2006 (SI 2006/5) (as amended) and has a value which is below the EU threshold. Consequently, the application of the EU procurement rules is not engaged. Contract documentation must be prepared, agreed and executed on behalf of the Council and Origin Housing.

7. *CONSTITUTIONAL POWERS*

7.1 The Council Constitution in Part 3, Responsibility for Functions, paragraph 6.1 states that Chief Officers can take decisions without consultation with the Cabinet Member concerned where it is a decision authorised to be taken by the Chief Officer under the Contract Procedure Rules.

7.2 Contract Procedure Rules, Appendix 1, Table A – provides that approved officers (Director, Assistant Director, Service Lead, Lead Commissioner or Head of Service in accordance with the scheme of delegation who has responsibility for all contracts tendered and let by their respective area of responsibility) can approve variations/extensions with a value of up to £25,000 via a delegated powers report.

8. *BACKGROUND INFORMATION*

8.1 This report seeks authority to enter into a Nominations Agreement which will give Barnet full rights to nominate tenants to Speedwell Court, a supported housing scheme for people with high functioning autism-Asperger's syndrome.

- 8.2 Through this agreement the Council has agreed to pay Origin Housing rental amounts on any void flats at Speedwell Court which is owned and managed by Origin Housing where voids exceed six weeks in the instance of first lettings, and in respect of subsequent lettings, after four weeks..
- 8.3 Origin Housing have successfully joined the Adults and Communities Supported Living Framework and the care and support services at this location will be purchased through the Framework.
- 8.4 Speedwell Court is a former sheltered housing block for older people. Following review the building was seen to be inappropriate for older people as there was no lift in the building and the costs associated with putting a lift in the building were too high for Origin Housing to manage.
- 8.5 Adults and Communities were approached by Origin Housing with a view to use Speedwell Court as a provision for a different care group. It was agreed that Speedwell Court could be used as supported housing for people with high-functioning autism-Asperger's, as there was a gap of this type of provision in the borough and there were sufficient numbers of people on our records who would benefit from this provision.
- 8.6 Following refurbishment, Speedwell Court comprises 10 self-contained studio flats. Each flat comprises a separate bathroom, kitchen, and bedsitting room. Office and sleep-in facilities for staff will be located in the adjacent block, Speedwell House, which is sheltered housing for older people.
- 8.7 Origin as the housing provider of Speedwell Court will manage the accommodation and also provide a fixed support element to the scheme to enable round the clock support for the benefit of all tenants.
- 8.8 The Council is committed to the principles of personalisation and self-direction, and these are viewed as especially important for this client group. The aim is to deliver as fully personalised and flexible services as possible allowing the maximum resources for self-direction.
- 8.9 To this effect Origin Housing will provide an element of housing related 'fixed support' to its tenants for 10 hours per tenant per week. Where tenants require more hours of support, tenants will be able to purchase additional support through their direct payment and choose a provider of their choice.
- 8.10 The service is aimed to help people gain the skills to live independently. Therefore it is expected once these skills are in place that tenants will be referred to move on to flats of their own. The length of time people will spend at Speedwell Court will vary depending on needs and abilities. However as a guide it is expected that tenants will spend up to two years living at Speedwell Court.
- 8.11.1 Adults and Communities has committed to paying for the care and support costs via the Supported Living Framework and additionally rent for any void flats where voids exceed six weeks in the first instance and for four weeks in respect of subsequent voids.

8.11.2 This enables the service to be retained and targeted at adult social care and health referrals, many of whom require transitional support in order to make a move to independent living

8.12 It is expected because of the degree of personalisation and flexibility in planning support arrangements within the service that subsequent voids will be let very quickly and indeed, within the anticipated four week void period,

9. LIST OF BACKGROUND PAPERS

9.1 None

10. DECISION TAKER'S STATEMENT

I have the required powers to make the decision documented in this report. I am responsible for the report's content and am satisfied that all relevant advice has been sought in the preparation of this report and that it is compliant with the decision making framework of the organisation which includes Constitution, Scheme of Delegation, Budget and Policy Framework and Legal issues including Equalities obligations.

11. OFFICER'S DECISION

I authorise the following action

11.1 Agreement to the Nominations Agreement

Signed Head of Integrated Care: Learning Disabilities and Mental Health

Date 12 December 2013