

CABINET
23rd JUNE 2009

**REGISTERED SOCIAL LANDLORD CONTRACTUAL ARRANGEMENTS FOR
SOCIAL CARE – CONTRACT INTENTION**

Executive Summary

The council wishes to secure a range of framework agreements with Registered Social Landlords to provide accommodation for adults with a learning disability, mental health problems, physical and sensory impairment and older adults.

Proposal

That the Cabinet:

- a) Authorise the Director of Community Services to undertake a procurement process to secure framework agreements with Registered Social Landlords to provide housing.
- b) Approve the monitoring of the procurement process (and subsequent contract management) through the Joint Commissioning Board.

Reason for Proposal

To fulfil the commissioning requirements of the council to enable adults over the age of 18 to live independently within developed and new good quality accommodation.

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Department of Community Services

REGISTERED SOCIAL LANDLORD CONTRACTUAL ARRANGEMENTS FOR SOCIAL CARE – CONTRACT INTENTION

Purpose of Report

1. To seek approval from Cabinet to establish framework agreements with Registered Social Landlords across Wiltshire that will provide accommodation for vulnerable adults.

Background

2. The Council wishes to commission a range of accommodation for adults with a learning disability, mental health problems, physical and sensory impairment and older adults. The commissioned services will extend the range of opportunities available for people to live independently within the community.
3. The Governments 'Valuing People Now'¹ document stresses the importance to ensure all individuals with a learning disability have access to good quality accommodation and support that enables people to live as independently as possible.
4. The framework agreements will focus on reducing residential home placements and subsequently offering adults a wider range of housing opportunities (including extra care housing, long term accommodation, short/medium term rehabilitative care).
5. The intention is to tender for suitable Registered Social Landlords throughout 2009/2010 with the aim to have these contracts in place before March 31st 2010

Main Considerations for the Council

6. Many vulnerable adults with learning disabilities are placed in residential care settings and it is believed that with the right support they would be able to live independently as Tenants within their own home.
7. Independent Living is a key element in the Transforming Social Care agenda. There are independent living schemes across the county but they are few in number. This initiative would allow the Department to increase the availability and appropriateness of independent living.
8. The current over reliance on care homes for adults with mental health problems in Wiltshire does not reflect best practice and the current absence of any formalised arrangements makes it unsustainable. Wiltshire Council has under invested in supported living and needs to restructure its care home services so that they are along a continuum from long term care to short term care but also able to meet a range on complex needs.

¹ 'Valuing People Now', Department of Health (2008)

9. An accommodation strategy has recently been completed for Older People that highlights the need to develop extra care housing as an alternative to residential care for outright ownership, leaseholders and tenants throughout the county.
10. Where housing developments are part funded by the Homes and Communities Agency (HCA), for example, the extra care housing development at Rutland House, the HCA expect the Local Government to provide a capital contribution to these developments. This could be in the form of land or actual cash. If the Local Government does not make a capital contribution, the development is unlikely to receive financial support from the HCA.

Environmental Impact of the Proposal

11. There could potentially be an environmental impact if new buildings were developed with capital funding. However, Commissioners would ensure that all projects were developed with minimal impact on the environment and will continue to monitor this through the contract.

Equalities Impact of the Proposal

12. Issues relating to equality and diversity are a key consideration in the commissioning and contracting of any new service and will be monitored through the contract.

Risk Assessment

13. To ensure the success of the procurement exercise, officers will undertake an appropriate risk assessment which looks to ensure that key issues are monitored throughout the project.

Financial Implications

14. Dependent upon the scheme the Council may wish to allocate capital funding to ensure the scheme is viable. This will be determined on a scheme by scheme basis and will be reported accordingly to the Council.

Legal Implications

15. Until the parameters of any framework agreements and subsequent call-offs for individual schemes are determined, it is difficult to assess the legal implications. Any existing contractual arrangements between the Council and external bodies providing housing may need to be reviewed, if they require variation or termination, as a consequence of the framework agreements and call-offs for individual schemes being put in place. Housing and community services will need to inform legal of their imperatives/requirements in this regard.

Options Considered

- 16. Option 1 - Not to commission a service. This would mean we cannot continue to progress the various Accommodation Strategies and the Transforming Social Care Agenda.
- 17. Option 2 – Give approval for the Department to tender for a variety of framework agreements and through these contractual arrangements allow the successful Providers to competitively bid for Capital funding.
- 18. Option 3 – Give approval for the Department to tender for a variety of framework agreements without the option for the successful Providers to bid for capital funding.

Conclusions

- 19. The establishment of framework agreements with Registered Social Landlords in order to deliver independent living would give vulnerable adults a better quality of life and allow the Department to continue meeting the intentions of Putting People First and the Transformation Agenda.

Proposals

- 20. That the Cabinet agrees the establishment of framework agreements with Registered Social Landlords allowing Wiltshire Council to subsequently ensure adults over the age of 18 are able to live independently within developed and new good quality accommodation

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Background papers

“Putting People First”, Department of Health (10 December 2007)
“Transforming Social Care”, Sue Redmond (22 April 2008)
“Valuing People Now” Department of Health (19 January 2009)

Appendices

None