

15 June 2015		ITEM: 16
Thurrock Health and Wellbeing Board		
Bid to the Care and Support Specialised Housing Fund for housing for young people with autism		
Wards and communities affected: All	Key Decision: Key	
Report of: Mandy Ansell, (Acting) Interim Accountable Officer, NHS Thurrock CCG and Roger Harris, Director of Adults, Health and Commissioning, Thurrock Council		
Accountable Head of Service: Not applicable		
Accountable Directors: As above		
This report is public		

Executive Summary

The Council bid successfully to Phase 1 of the Care and Support Specialised Housing Fund (CASSH Fund) in July 2013 and the resulting scheme for older people is now under construction at Derry Avenue, South Ockendon. The Department of Health, in association with the Homes and Communities Agency launched phase 2 of the Fund in February 2015. The prospectus for the Fund included an opportunity to bid for capital to develop specialised housing for people with autism.

This report provides details of the bid to the CASSH Fund submitted by Family Mosaic to develop a scheme for young people with autism in Grays. The proposed scheme, if the bid is successful, will provide housing for up to 6 local young people (18-25 years). The scheme will help deliver one of the objectives of the Autism Strategy.

1. Recommendation(s)

- 1.1 The Health and Well-Being Board is asked to note the terms of the bid to the Care and Support Specialised Housing Fund for housing for young people with autism, including the proposal for a capital contribution of £140,000 to be made from the Better Care Fund pooled fund.**

2. Introduction and Background

- 2.1 The Care and Support Specialised Housing (CASSH) Fund was announced in July 2012 and Thurrock Council was successful in bidding for funding from Phase 1 in July 2013. The bid was for £1.327m of grant towards the cost of specialised housing (28 flats) for older people at Derry Avenue in South Ockendon. This scheme is now under construction and due for completion in November this year.
- 2.2 Phase 2 of the CASSH Fund was announced on 17th February with a bidding deadline of 29th May 2015.
- 2.3 This report provides further details about the proposal by Family Mosaic to develop specialised housing for young people with autism in Grays. The proposed scheme, which the Council and the CCG both support because it will help deliver the aims of the Autism Strategy, will enable people with autism to live independently in a safe and secure environment instead of hospital or residential care.

3. Issues, Options and Analysis of Options

Need

- 3.1 The draft Adult Autism Strategy 2014-2018 recognises that there is currently no long term residential or supported housing services for people with autism in Thurrock. This often results in people needing to move into specialist provision some distance away from their families and communities.
- 3.2 Exercising choice and control over where and with whom people live is a fundamental part of life and independence for most adults. Thurrock shares this vision and our aim is to support people with autism to live as independently as possible.
- 3.3 Accordingly Thurrock aims to:
 - Support people to access mainstream housing where they can have a tailored package of support of their choosing using a personal budget
 - Build on existing projects to enable people with autism to have access to housing projects that have suitable support with staff having specialist knowledge of Autism Spectrum Conditions
 - Continue to encourage the development of a range of new and innovative housing options offering care and support
 - Include the needs of people with autism in the housing strategy
- 3.4 The need for accommodation for young adults approaching transition from education to adult services is particularly acute. In the absence of suitable local housing options, most are forced to accept placements in residential care outside the Borough. This limits their choices and opportunities to retain and build connections with their friends, family and the wider community. Placement in residential care homes for older adults (aged 18-64 years) will also in some cases mean that the skills they have developed during their time

in education are not further developed as they may not have access to suitable programmes in those homes to maintain and further develop skills for independent living.

Design

- 3.5 Shortly after the prospectus for the CASSH Fund was issued the Council was approached by Family Mosaic seeking support for a proposal to redevelop a supported housing scheme they own and operate in Grays. The size and location of the site meant the development could help address the requirement in the Autism Strategy for new and innovative housing options for young people with autism.
- 3.6 Officers worked closely with Family Mosaic to develop the proposal which comprises:
- 6 self-contained units of accommodation for people with autism;
 - access to a private outdoor space (patio/garden) for each unit
 - Small lounge/common room for residents
 - 1 unit of accommodation for use by the on-site care and support team.
- 3.7 The units will be fully wheelchair accessible and in addition the scheme will be designed in accordance with the following good practice guidance:
- Advance Full Spectrum Housing – Designing for adults with autism spectrum disorders
 - Living in the community – Housing design for adults with autism
- 3.8 If the bid to the CASSH Fund is successful, a detailed design brief for the scheme will be developed in consultation with a range of stakeholders including service users and carers.

Costs

- 3.9 The design standards adopted for the scheme mean that the scheme will be very high cost and a significant amount of grant from the CASSH Fund has been requested. In order to make the bid more competitive, the Council and the CCG have agreed to make a capital contribution of £140,000 to be financed from the Social Care Capital Grant received from the Department of Health (which is currently held within the Better Care Fund Pooled Fund). Family Mosaic will make a capital contribution of nearly £250,000 to the scheme.
- 3.10 Family Mosaic expect that the tenants' housing costs (rent, service charges and an element of intensive housing management) will be met by Housing Benefit.
- 3.11 The costs of the on-site care and support service provided by Family Mosaic will be £421.08 per tenant per week. Family Mosaic proposes that the tenants should fund this service using part of their personal budget.

Operation

- 3.12 In recognition of the Council's support for the scheme Family Mosaic have agreed to provide the Council 100% nominations rights to the accommodation. The procedures and time scales for nominations will be set out in an agreement between the Council and Family Mosaic.
- 3.13 It is assumed that the level of need to be met in the scheme will require a staffing presence 24 hours each day, and may require both waking and sleeping night cover. However, it is anticipated that the autism friendly design will positively affect the abilities and sensitivities of the tenants. That, together with the focus in the scheme on developing skills for independent living, will serve to reduce dependence on services, and so the costs of those services, over time.

4. Reasons for Recommendation

- 4.1 The bid for CASSH Fund resources to develop a scheme for young people with autism requires the support of both the CCG and the Council. The bidding deadline meant that it was not possible to seek the support of the Health and Well-Being Board prior to submission by noon on Friday 29 May 2015. However, the Chair was able to send a letter of support immediately after being reappointed on 27 May.

5. Consultation (including Overview and Scrutiny, if applicable)

The deadline for this bid has made it difficult to hold a specific consultation although the Autism Action Group have been informed about the proposals and have agreed to support the bid. If the bid is successful, detailed consultation about the design and model of service will be undertaken.

6. Impact on corporate policies, priorities, performance and community impact

- 6.1 As noted above the scheme will help deliver one of the objectives of the Autism Strategy, in particular: "Continue to encourage the development of a range of new and innovative housing options offering care and support."

7. Implications

7.1 Financial

Implications verified by: **Roger Harris**
Director, Adults, Health and Commissioning
Thurrock Council

The financial implications of this proposal are as set out in the report.

7.2 Legal

Implications verified by: **Roger Harris**
Director, Adults, Health and Commissioning
Thurrock Council

Legal Services have provided advice on the terms of the support the Council can provide to Family Mosaic in taking forward this scheme. Further advice on the terms of the agreement between the Council regarding the proposed capital contribution of £140,000, as well as the Nominations Agreement, will be required to ensure compliance with the procurement directive and EU state aid criteria.

7.3 **Diversity and Equality**

Implications verified by: **Roger Harris**
Director, Adults, Health and Commissioning
Thurrock Council

If the proposed bid is successful, Council will work closely with Family Mosaic to ensure the development is undertaken with due regard to equality and diversity considerations and, in particular, to ensure that any third party partners and contractors involved in the final scheme will follow the Council's Equality Codes of Practice and will deliver social value including through training and apprenticeships.

7.4 **Other implications** (where significant) – i.e. Staff, Health, Sustainability, Crime and Disorder)

None identified at this time.

8. **Background papers used in preparing the report**

The Care and Support Specialised Housing Fund: phase 2 prospectus:
<https://www.gov.uk/government/publications/care-and-support-specialised-housing-fund-phase-2-prospectus>

9. **Appendices to the report**

None

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