

12 March 2015		ITEM: 11
Health and Wellbeing Board		
Care And Support Specialised Housing Fund: Phase 2		
Wards and communities affected: All	Key Decision: Non-Key	
Report of: Barbara Brownlee and Roger Harris		
Accountable Head of Service: Kathryn Adedeji and Les Billingham		
Accountable Director: Barbara Brownlee : Director of Housing and Roger Harris : Director of Adults Health and Commissioning		
This report is Public		

Executive Summary

Health and Wellbeing Board (HWB) members will be aware that the Council bid successfully to Phase 1 of the Care and Support Specialised Housing Fund in July 2013 and the resulting HAPPI standard (Housing Our Ageing Population: Panel for Innovation) 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 (HCA), has now launched phase 2 of the Fund. This will support housing for older people and adults with disabilities or mental health problems. The closing date for bids is 29 May 2015 and bids require evidence of the bidder's "Board" approval.

This report provides a brief summary of the bidding prospectus and requirements and proposes that the Council should submit a bid for this second phase. Given there will not be another HWB Board meeting prior to the bidding deadline, it further proposes that delegated approval be given to the Director of Housing, in consultation with the Director of Adults, Health and Commissioning and their respective Portfolio Holders, to agree the detail of, and submit, the bid on behalf of the Council and the HWB Board.

1. Recommendation

- 1.1 That, the Health and Wellbeing Board support the submission of a bid to Phase 2 of the Care and Support Specialised Housing Fund.**
- 1.2 That, subject to the decision of Cabinet on March 11th, authority be delegated to the Director of Housing, in consultation with the Director of Adults, Health and Commissioning and the respective Portfolio Holders to agree the details of the final bid to be submitted by 29 May 2015.**

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. This bid was for £1.327m of grant towards the cost of the HAPPI scheme for 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 regarding the bidding requirements as set out in the Funding Prospectus in order that the HWB Board can approve the principles for submission of a second bid by the deadline.

3. Issues, Options and Analysis of Options

DoH Funding Prospectus

- 3.1 The prospectus for this second phase of funding under the CASSH programme makes available up to £120m of grant available for affordable housing for older people and specialist housing under the following three adult (18+) client groups:
 - 1) People with learning disabilities or autism,
 - 2) People with physical or sensory disabilities,
 - 3) People with mental health problems.
- 3.2 Phase 2 aims to encourage private sector developments through the provision of mixed tenure developments to stimulate the market and extend the range of specialised housing options available including private market housing. However, CASSH funding will only be available for affordable housing provision on such schemes: either Affordable Rent, Shared Ownership or Older People's Shared Ownership housing.
- 3.3 Proposals to remodel existing schemes will be acceptable provided they represent value for money.
- 3.4 Bidders are encouraged to engage with NHS providers to offer good value for money, including through making sustainable savings to local health budgets. In addition optimising the use of public land holdings and innovation, including different forms and models of housing, such as mutual or co-housing, is welcomed.

Bidding Requirements

- 3.5 Key bidding requirements are as follows:

- 1) Bidding organisation must be qualified as HCA investment partners, which the Council is,
- 2) Schemes must be completed by 31 March 2018 and those with planning consent and/or that can start in 2015/16 will be prioritised,
- 3) Priority will be given to housing for adults with mental health problems which support greater independence and to affordable housing as part of mixed tenure sites,
- 4) Schemes should provide for safe and convenient access to local amenities and support services, including local health, social care and community services,
- 5) Schemes should offer long term housing,
- 6) Schemes should provide for flexibility as individual needs change, including ability to adapt or install equipment or assistive technology in the home,
- 7) Schemes must demonstrate how they will meet individual requirements for care and support. Care and support packages can be provided as part of the scheme but there may not be a need for personal care and care and support can be provided by appropriate nearby facilities,
- 8) Residential care homes or general needs housing developments restricted to older people are not eligible,
- 9) All dwellings must have individual front doors and, for housing for older people, communal areas must be included. Schemes for shared accommodation must demonstrate how they will support independence and well being,
- 10) Bids will be judged on how well they respond to local needs,
- 11) Funding will only be available on Section 106 sites where evidence is provided that the funding will result in provision that is additional to that required through the Section 106 agreement.

Council's Proposed Response

- 3.8 It is proposed that the Council should bid under this programme and that a project group be formed immediately to develop the bid, based on the key requirements set out above.
- 3.9 The following information will need to be developed and submitted as part of the bid:
- 1) Details of the bidding organisation (presumably the Council although we could work with another registered provider)– and whether the Council will do so in partnership with the private sector,
 - 2) Details of the proposed registered provider (again could be the Council or another registered provider),
 - 3) Details of the proposed scheme including:
 - a. Number, size and tenure mix of the properties,
 - b. Client groups to be housed,
 - c. Financial information including: breakdown of cost contributions, proposed rents and sales values
 - d. Scheme programme including date that planning consent is forecast to be achieved,

- 4) Evidence of Cabinet approval,
- 5) Evidence of fit with local strategic priorities,
- 6) Details of Innovation and sustainability including:
 - a. Level and type of care and/or support provided,
 - b. Revenue funding,
 - c. Demonstration of resilience to future needs of targeted groups,
 - d. Innovation in use of communal/shared space,
 - e. Integration with local health, social care and community service provision,
 - f. Partnerships with NHS providers and information regarding how the scheme will help to reduce the burden on health and care budgets.
- 7) Design Statement: description of the proposed design, site and floor plans and statement of good practice providing examples of innovative design that will enable the occupant to live independently.
- 8) Employment and skills statement showing how the scheme will support employment and skills opportunities in the local area.
- 9) It is also expected that the bid demonstrates evidence of buy-in by members of the Health and Wellbeing Board and, where possible demonstrate potential savings to the local health, social care and housing budgets.

4. Reasons for Recommendation

- 4.1 Phase 2 of the CASSH Fund has a bidding deadline of 29th May. This means the Council's bid will have to be submitted before the next HWB Board meeting in June. However, given the bid announcement was only made on 19th February it has not been possible to develop the Council's bid for this March meeting.
- 4.2 Therefore it is proposed that the Health and Wellbeing Board give delegated authority to the Director of Housing, in consultation with the Director of Adults, Health and Commissioning and their respective Portfolio Holders, to agree the details of the final bid and ensure submission by the deadline. A further HWB Board report in June will set out full details of the final bid submitted.
- 4.3 A parallel report is going to the Council's Cabinet on 11th March (ie the day before the HWB Board) – the report of the discussions and decision of that meeting will be reported verbally to the HWB Board.

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

- 5.1 Given the very recent announcement of this bidding opportunity and the relatively short timescale to bid submission it will not be feasible to hold detailed consultation on the final bid to be submitted. However, the project working group will endeavour to undertake as much consultation as possible. The working group will ensure also that the proposals within the bid are in line with the Council's approved strategies and policies, in particular its Housing and Health and Wellbeing Strategies, and upon which there has been

extensive consultation. The proposal will also be discussed with the Thurrock Clinical Commissioning Group as the prospectus is clear that NHS partners should also be fully engaged.

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

6.1 The Community Strategy and Corporate Plan, the Housing Strategy and the Health and Wellbeing Strategy plus the Adult Social Care Market Position Statement are relevant to this bid.

7. Implications

7.1 Financial

Implications verified by: **Sean Clark**
Head of Corporate Finance (S 151 Officer)

The bid details have yet to be finalised but any affordable housing to be provided by the Council as part of the bid will be funded within the HRA Business Plan. The capital programme allows for any scheme that is funded from third party contributions, such as grant in this case, to be deemed as part of the capital programme thus providing Council approval.

7.2 Legal

Implications verified by: **Assaf Chaudry**
Major Projects Solicitor

This report seeks approval to submit a bid for a Phase 2 funding offered by the Department of Health, in association with the Homes and Communities Agency (HCA). This is subject to producing a further Cabinet report once the proposed bid succeeds. In these circumstances there are no legal implications arising from this report.

7.3 Diversity and Equality

Implications verified by: **Teresa Evans**
Equalities and Cohesion Officer

If the proposed bid is successful, the development will be undertaken with due regard to equality and diversity considerations and, in particular, will ensure that any third party partners and contractors involved in the final scheme will be required to fulfil the requirements of PSED 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

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

The Care and Support Specialised Housing Fund: Phase 2 Bidding Prospectus, February 2015

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/404757/CASSH_phase_2_prospectus_full.pdf

9. **Appendices to the report**

- There are no appendices to this report.

Report Author:

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