

PERTH AND KINROSS COUNCIL**Housing and Health Committee****27 January 2016****Change to capital programme for new build housing for people with autism and multiple learning disabilities****Report by Director (Housing and Community Care)****ABSTRACT**

This report seeks approval for change proposals to develop housing for people with autism and learning disabilities, creating more flexible accommodation, as well as additional mainstream Council houses.

1. BACKGROUND / MAIN ISSUES

- 1.1 Housing and Health Committee previously endorsed the updated Business Cases for specialist housing accommodation for people with autism and learning disabilities (Report 15/51 refers). £1.4 million of General Fund capital money was allocated to fund the building of two specialist housing units for small group living for people with complex support needs to live in a homely setting in the community. One of the units was for 4 people with autism, the other for 4 people with profound and multiple learning disabilities.
- 1.2 However, people's needs have been changing, resulting in the need for different types of accommodation to support a range of positive outcomes for individuals. As a result, it is proposed to develop more flexible accommodation, along with mainstream affordable housing.

2. PROPOSALS

- 2.1 It is proposed the original specialist housing is altered to create two types of housing: 8 x 1 bedroom units which would be flexible for use as specialist or mainstream accommodation; and 12 mainstream housing units. These are detailed below.
- 2.2 The proposal is still to develop housing for people with autism and/or learning disabilities, but this would be flexible for use for others as appropriate. It would involve 8 x 1 bedroom properties being built on the Council's site at Birch Avenue, Scone, with additional specifications to support people with particular needs. All will be single tenancies and the additional specifications would include improved sound proofing, strengthened framework to support tracking hoists, widened doorways for wheelchair access, the ability to remove the bath in future to provide level access shower facilities with minimum disruption and access to communal areas. If designated for mainstream

housing, the communal areas could easily be converted to one bed units or bedsits.

- 2.3 There is a demand for social housing in Scone, so it is anticipated that these would be popular for let to mainstream tenants if necessary.
- 2.4 The proposal offers flexibility in relation to property use, client group, revenue model and tenancy type which will be based on a Short Scottish Secure Tenancy (SSST) or another type of temporary tenancy agreement. If it is not possible to accommodate people with learning disabilities or autism, it may be possible to let them to other community care clients, for example older people or people with a physical disability.
- 2.5 The detail of the additional work undertaken to the properties would include:
- Additional structural support to accommodate a ceiling mounted tracking & hoist if required in the future
 - All bathrooms should be capable of easy conversion into a wet room set up
 - Potential for the installation of telecare equipment (main control panel to be in staff accommodation or common area)
 - Potential sprinkler systems (discussions with building control required),
 - Larger door openings to accommodate electric wheel chairs
 - Parking / storage area for wheel chairs
- 2.6 The second part of the proposal is for the development of mainstream housing as the site at Birch Avenue also has room to accommodate 12 mainstream social housing units which will be funded by the Housing Revenue Account and let as mainstream Council housing.
- 2.7 Capital funding for both types of housing will come from the Housing Revenue Account (HRA), with the exception of the funding required for the additional specifications which would come from General Fund Capital funding. The cost of this additional work is estimated at £10-15k per unit, plus telecare costs of around £30k, a total of £150k.

3. CONCLUSION AND RECOMMENDATIONS

- 3.1 This report proposes a change to the capital project supporting specialist provision for people with profound or multiple learning disabilities or autism, to develop flexible specialist, as well as much needed mainstream Council housing.
- 3.2 This alternative proposal could still accommodate people with autism or learning disabilities, but could potentially be used to support other community care groups, such as older people or people with a physical disability.
- 3.3 The proposal will cost the General Fund significantly less than the original business cases of £1.4m, at around £150k.

3.4 Committee is asked to:

- i) Note the content of the report
- ii) Approve the proposal to create two different units of housing: 8 x 1 bedroom properties for specialist or mainstream let (section 2.2); and 12 mainstream housing units (section 2.6).

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Approved

Name	Designation	Date
John Gilruth	Director (Housing and Community Care)	18 January 2016

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1. IMPLICATIONS, ASSESSMENTS, CONSULTATION AND COMMUNICATION

Strategic Implications	Yes / None
Community Plan / Single Outcome Agreement	Yes
Corporate Plan	Yes
Resource Implications	
Financial	Yes
Workforce	None
Asset Management (land, property, IST)	None
Assessments	
Equality Impact Assessment	None
Strategic Environmental Assessment	None
Sustainability (community, economic, environmental)	None
Legal and Governance	None
Risk	None
Consultation	
Internal	Yes
External	Yes
Communication	
Communications Plan	None

Strategic Implications

Community Plan / Single Outcome Agreement

- 1.1 The Community Plan and Single Outcome objectives relevant to this report are:

- (iv) *Supporting people to lead independent, health and active lives*
- (v) *Creating a safe and sustainable place for future generations*

Corporate Plan

- 1.2 As above.

2. Resource Implications

Financial

- 2.1 As indicated in the report.

Workforce

- 2.2 None arising from this report.

Asset Management (land, property, IT)

2.3 N/A

3. Assessments

3.1 Under the Equality Act 2010, the Council is required to eliminate discrimination, advance equality of opportunity, and foster good relations between equality groups. Carrying out Equality Impact Assessments for plans and policies allows the Council to demonstrate that it is meeting these duties.

3.2 Strategic Environmental Assessment

N/A

3.3 Sustainability

N/A

Legal and Governance

3.4 The Head of Legal Services has been consulted on this report.

Risk

3.5 None.

4. Consultation

Internal

4.1 The Chief Social Work Officer and the Head of Finance have been consulted on this report.

External

4.2 None

5. Communication

5.1 None

2. BACKGROUND PAPERS

None

3. APPENDICES

None

