

**DERBYSHIRE COUNTY COUNCIL**

**CABINET**

**10<sup>th</sup> JANUARY 2012**

**REPORT OF THE STRATEGIC DIRECTOR – ADULT CARE**

**HOUSING RELATED SUPPORT CONTRACT FOR  
THE OAKLAND VILLAGE, SWADLINCOTE EXTRA CARE SCHEME**

**ADULT CARE**

**1. Purpose of the Report**

To seek Cabinet approval to fund housing related support in the Oakland Village Swadlincote extra care scheme, and to invite tenders for the scheme.

**2. Information and Analysis**

Housing related support is a non- statutory support activity provided in Derbyshire to vulnerable groups including older people funded through Adult Care and managed by the Accommodation and Support Team (Supporting People). The support helps people maintain their tenancy and covers (but is not limited to) support with benefits maximisation, help with arranging housing repairs and maintenance, advice on wellbeing issues, budgeting, signposting onto other service and information and advice about other services available in their area. This support has clear outcomes and eligible support activities and complements the housing management activities that landlords undertake as part of intensive housing management in supported accommodation.

Work is ongoing as part of the revised plans for the accommodation, care and support strategy for older people in Derbyshire to develop a complementary model of personal care and support and housing related support. This will be the subject of a further report to Cabinet in February 2012, which will define the precise model.

In the meantime, it is essential that a service for housing related support for the 88 extra care apartments within the Swadlincote scheme be secured in advance of the scheme opening in September 2012.

Cabinet approval is therefore sought to fund housing related support to eligible tenants, part ownership and lease holders within the new development of Extra Care in Swadlincote, The Oakland Village.

The procurement of this service provision will be through an open tender process through Derbyshire's "InTend" system and published on Source Derbyshire. The procurement should commence in January 2012 if an award of service is to be made no later than August in readiness for service delivery.

### **3. Financial Considerations**

The contract at present will have an indicative annual value of £42,350. The final value of the contract will be confirmed in the Cabinet report in February 2012. The initial contract duration will be two years with the option to extend for a further two years (one plus one) subject to acceptable performance. The funding of this contract will be met within the Adult Care budget.

### **4. Human Resource Considerations**

None at this stage.

### **5. Legal Considerations**

The provision of this housing related support service is classed as a "Part B" service within E.U procurement regulations. Procurement of the contract through a competitive tender process is necessary to comply with EU procurement regulations and the Council's Financial Regulations.

### **6. Equal Opportunity Considerations**

The report relates to developments in extra care schemes for older people and will offer improved provision for this vulnerable client group. An equalities impact assessment was undertaken for the design element of the Social care PFI and Extra Care Housing, and was published on 26 November 2010.

Trident Housing are the partner agency in the Oakland Village development. They undertook a separate Equalities Impact Assessment in relation for the Oakland Village in June 2011. A

combined action plan was developed from the two assessments which can be seen in Appendix 1. There are no direct actions required in relation to the housing related support tender of the Extra Care schemes. The tender will evaluate how the bidders intend that the service will be proactive in meeting service user cultural and diverse needs when accessing and receiving support.

## **7. Other Consideration**

In preparing this report the relevance of the following factors has been considered: prevention of crime and disorder, environmental, health, and transport considerations.

## **8. Key Decision**

No

## **9. OFFICER'S RECOMMENDATIONS**

That Cabinet:-

- 9.1 approves the funding of housing related support within the Oakland Village scheme;
- 9.2 approves the invitation of tenders for a contract to provide housing related support for up to 88 extra care apartments at the Oakland Village for up to four years.
- 9.3 are informed of the outcome of the award in due course.

**Bill Robertson**  
**STRATEGIC DIRECTOR – ADULT CARE**

**County Hall**  
**MATLOCK**

## **The Oakland Village Equalities Impact assessment: Joint Trident Housing / DCC action plan.**

The Swadlincote Centre (Oakland Village) will provide a unique range of housing care and support facilities for older people living in South Derbyshire. This scheme, which is the first of its kind, will offer 88 apartments of Extra Care housing with communal facilities including a restaurant, gym and community hall. Adjoining these facilities will be a community care centre providing specialist residential and day services for older people with complex health issues including dementia as well as targeted health and wellbeing services.

As services will be commissioned and or provided on site by both Trident Housing Association and Derbyshire County Council, the respective parties have each drawn up individual Equality Impact Assessments focusing on their individual areas of responsibility. The action plans from both these equality impact assessments have been combined below. Performance against this action plan will be monitored by the Swadlincote Local Service Model Implementation Group.

<b>Issues / adverse impact identified</b>	<b>Proposed action / objectives to deal with adverse impact</b>	<b>Targets / Measure</b>	<b>Timeframe</b>	<b>Responsibility</b>	<b>Indicate whether completed</b>
The scheme users may not be representative of the population of South Derbyshire	The marketing plan is developed to ensure that the scheme is marketed to all sections of the community	Marketing Plan developed	Aug 2011	Karen Jones (Trident)	12 December 2011
Communication may not effectively held with all groups	Ensure that equality groups run by the Faith, Equality & Diversity team and others are factored into the Communications Plan. Ensure written communication is available in other formats where requested	Communications plan has been drawn up.  Information requests monitored.	July 2011	Karen Jones (Trident)	Revised date for January 2012
Staff may not fully understand or respect equalities issues	All staff working within the scheme be trained in Equality and Diversity issues	All staff trained	When staff are recruited	Oaklands Manager (Trident and DCC)	

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A commitment to Equality & Diversity is not embedded within the scheme	Ensure there is a joint equalities statement from key parties written into all key documentation. Ensure staff are fully trained and regularly briefed on equalities issues	Statement to be produced  Evidence of staff trained	July 2011/ ongoing  Ongoing	Karen Jones (Trident) Oaklands manager DCC	
Care and support services may not reflect the needs of all diverse groups	Ensure that an Equality & Diversity commitment is written into any service specification for care /support services that are commissioned or provided	Service specifications to be produced  Client satisfaction with services monitored	November 11  Ongoing	Derbyshire County Council	December 2012
Poor acoustics may cause problems for residents/ visitors with hearing impairments	Acoustic analysis to be carried out at design stage to ensure that sound quality is good throughout building	Acoustic analysis completed	Design phase	Trident housing	August 11
Scheme may not be sufficiently accessible for people from across the local area	Produce travel plans to consider any transport issues taking account of the existing work being done on sustainable transport and day care	Feedback shows clients are accessing scheme without difficulty	Feb 2011  Ongoing	Trident SDDC	Travel plan signed off by environmental services
Potential long walk from apartments to communal areas may be problematic for residents with more limited mobility	At the design stage provide places for the provision of informal seating along routes to provide rest areas	Resting areas provided	Design phase	Trident housing	August 11
Concern that properties will not be sufficiently secure for vulnerable people	Ensure secured by design award for scheme	Secured by design achieved	Design phase	Trident housing	Awaiting construction completion

Issues / adverse impact identified	Proposed action / objectives to deal with adverse impact	Targets / Measure	Timeframe	Responsibility	Indicate whether completed
Kitchens may not be suitable for people who use a wheelchair	Ensure some adjustable height kitchens provided in the development or that a protocol is in place for adjusting kitchens to suit individual needs when the apartments are let	Customer satisfaction with kitchen accessibility	Design and lettings phase	Trident housing /SDDC/ DCC	Upon letting