

Report To:	Health and Social Care Committee	Date:	23 February 2017
Report By:	Brian Moore Corporate Director (Chief Officer) Inverclyde Health and Social Care Partnership (HSCP)	Report No:	SW/21/2017/BC
Contact Officer:	Beth Culshaw Head of Health and Community Care Inverclyde Health and Social Care Partnership (HSCP)	Contact No:	01475 715283
Subject:	UPDATE ON THE PROVISION OF CALADH HOUSE AND REDHOLM SUPPORTED ACCOMMODATION SERVICE		

1.0 PURPOSE

- 1.1 The purpose of this report is to update the Health & Social Care Committee on the current position in relation to the refurbishment of and commissioning of an eleven bedded supported accommodation service in John Street, Gourrock for service users currently within residential care in Caladh House, Bank Street, Greenock.
- 1.2 To advise the Health & Social Care Committee on the current position in relation to the refurbishment of and commissioning of four supported accommodation tenancies for two service users in long term NHS care and two complex need service users from out of area placements in Redholm, Port Glasgow.
- 1.3 To inform the Health & Social Care Committee of ongoing work to ensure that these developments are fully commissioned and providing support to the Learning Disability service users by 2017.
- 1.4 To advise the Committee of the potential to scope the feasibility of the vacated Bank Street building as a respite/short break hub for people with learning disabilities and older people.

2.0 SUMMARY

- 2.1 The John Street project has been delayed due to additional building work which was not identified during initial surveys. This mainly consisted of the replacement of the sprinkler system and additional structural changes required for fire safety purposes, recommended by Building Control. The completion date has been moved to March 2017 when the building will be handed over to the HSCP. Despite the delays and additional construction work, the project remains within its original budget of £193K.
- 2.2 On completion of the development in John Street and certification by Building Control in March 2017, the HSCP will apply for a House of Multiple Occupancy licence, which when granted will allow the residents from the current residential building in Bank

Street Greenock to relocate.

- 2.3 Once vacated, the Council property in Bank Street will be vacant. It is proposed that the HSCP undertakes a scoping exercise to consider use as a community hub and respite facility, potentially for multiple core groups.
- 2.4 It was originally envisaged that the four complex service users moving into Redholm, Port Glasgow, supported by Turning Point Scotland, would begin their transition and familiarisation in April/May 2016 and planning for the recruitment of staff teams was scheduled on this basis.
- 2.5 Extensive work was carried out with Inverclyde Legal and Mental Health services to facilitate the move of the four service users due to the complexities and restrictions required to support the individuals. This resulted in a delay due to issues based on legal habitual residence issues as the four service users' legal applications on behalf of the HSCP and families required to be heard by the court system in Glasgow, Renfrewshire and North Ayrshire supported by reports from MHO and NHS services from these areas. Due to the requirement of external services from other local authorities, unforeseen negotiations were required to facilitate the process which extended the timescales for the placement of service users.
- 2.6 Due to the legal delays that were not immediately apparent when planning for the move in April and May 2016, this resulted in three of the four service users taking up residence in September, October and November 2016. The fourth service user will move in mid February 2017.
- 2.7 The delay has resulted in some additional costs, despite efforts for these to be contained.

3.0 RECOMMENDATIONS

- 3.1 The Health & Social Care Committee is asked to note that Inverclyde HSCP is progressing the John Street, Gourock development for completion in March 2017.
- 3.2 The Health & Social Care Committee is asked to note the delay in the completion of the building due to additional work identified during the early construction period, and additional work post purchase due to fire safety requirements identified by Building Control.
- 3.3 The Health & Social Care Committee is asked to note the budget (£193K) for the development is balanced due to efficiencies identified during construction despite additional costs of work required.
- 3.4 The Health & Social Care Committee is asked to note the opportunity to scope out the utilisation of the vacated Bank Street building, Greenock as a respite/short break centre.

Brian Moore
Corporate Director (Chief Officer)
Inverclyde HSCP

4.0 BACKGROUND

- 4.1 Caladh House, Bank Street, Greenock is a residential service for ten service users who were scheduled to relocate In January 2017 to a supported accommodation tenancy service, giving a modern spacious living environment within the local community in Gourcock. This move will give positive outcomes for the service users who wish to remain together as a community but also will give an environment that will be their own tenancy. Caladh House is a 10-bedded residential unit for clients with learning disability situated on Bank Street in Greenock. Since December 2012, Turning Point Scotland has provided this service, assuming responsibility from an independent charitable board.
- 4.2 Extensive engagement has been ongoing with Caladh service users and their families to facilitate the move. It should be noted that the service users who make up the Caladh community expressed a wish to remain together as a group and the HSCP has been able to facilitate this by commissioning the John Street development.
- 4.3 As reported to the Health & Social Care Committee in February 2016 in recognition of the need for continuity of care and support for this group of vulnerable service users, the Committee provided approval for the HSCP to negotiate directly with Turning Pont Scotland, as per Rule 3.2.3. (2) of the Rules of Procedure - Contract for Procurement of Social Care Services, for the extension of the residential contract (August 2013).

In the past 5 years, Turning Point Scotland has undertaken continuous training and development of staff, resulting in a skilled and experienced team delivering good outcomes for this group of service users. They have developed a trusting, working relationship with the families with clear transparent lines of communication. Feedback via inspection and contract management processes from service users and carers, confirms the high levels of trust and satisfaction of provision from this specific provider team.

The Care Inspectorate inspected Caladh House in November 2015 and graded the Service as:-

- Care & Support 5
- Environment 5
- Staffing 5
- Management & Leadership 5

- 4.4 The aim of the HSCP is to ensure that the current Turning Point staff team will move to John Street with the service users and remain the team who will continue to provide the care and support to these service users for the foreseeable future. It will therefore be a condition of contract between the Council and Turning Point Scotland that the current staff group supporting service users at Caladh will exclusively provide the care and support when the service is relocated to the John Street site.
- 4.5 Redholm is a former Council property which was purchased by Turning Point Scotland in late 2015 and refurbished to provide four supported living tenancies for two people with complex learning disabilities who were within long stay NHS accommodation, and two complex service users living in out of area residential care establishments.
- 4.6 All four service users have very complex needs and extensive legal provisions proscribing the support that they require through Guardianship Orders. As the four service users have lived outwith the Inverclyde area for a length of time, legally they are considered to be habitually resident in the local authority area that they resided in and as such Inverclyde's Legal, NHS and MHO services could not lead on the

process and were therefore subject to the timescales of other local authorities.

- 4.7 To provide support to the four users on an individual supported tenancy basis would be at an estimated cost annually of £471K. By utilising the Redholm development the HSCP recognises there will be better outcomes for the four service users. With economies of scale, the cost will be limited to £275k when the fourth resident takes up occupancy.

5.0 IMPLICATIONS

Finance

- 5.1 There are no specific financial implications from this report. All activity will be contained within existing budgets.

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report £000	Virement From	Other Comments
N/A					

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact £000	Virement From (If Applicable)	Other Comments
N/A					

Legal

- 5.2 There are no legal issues within this report.

Human Resources

- 5.3 There are no human resources issues within this report.

Equalities

- 5.4 Has an Equality Impact Assessment been carried out?

	YES (see attached appendix)
√	NO – This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required.

6.0 CONSULTATION

- 6.1 None.

7.0 BACKGROUND PAPERS

7.1 None.