



Acquisition and adaptation of a 2/3 bedroom bungalow in Littleover

SUMMARY

- 1.1 This report proposes the purchase of a 2/3 bedroom detached bungalow for a client with complex care needs.
- 1.2 After purchase, the property will undergo a programme of works to adapt it for the specific care needs of the client.
- 1.3 A financial contribution of 80k has been provided from Hardwick Clinical Commissioning Group (CCG), who currently support the client in an out of city placement, towards the cost of acquisition and alteration.

RECOMMENDATION

- 2.1 To authorise the Head of Strategic Asset Management and Estates to instruct the professional services to proceed with the purchase at the agreed price of £170,000.
- 2.2 To approve the subsequent alterations, up to a value not to exceed £40,000, required to the property.

REASONS FOR RECOMMENDATION

- 3.1 There are no properties within Council stock that are, or would be after alteration, suitable to accommodate the client and his care needs.
- 3.2 Longer term there is a risk of the client's current placement breaking down which leaves him at risk and would be disruptive to his on going care needs.

SUPPORTING INFORMATION

- 4.1 The client is currently in an out of city placement, although his family live in Derby, and has a very high level of care needs. There are concerns over the quality and consistency of care the client is receiving, and an on going risk that his placement will break down causing disruption and instability for him.

- 4.2 Under the recommendations of the Department of Health report “Transforming Care: A national response to Winterbourne View Hospital” and “Winterbourne View – Time for Change” by the Transforming Care and Commissioning Steering Group there is a requirement for Derby City Council to provide suitable accommodation for the client to allow his discharge.
- 4.3 The bungalow has been identified by Strategic Housing, Specialist Services, Derby Homes and NHS as being suitable for the client subject to the following main alterations being carried out:
- Alter box room/bed 3 to shower room;
 - Remove shower cubicle from bathroom and fit larger bath;
 - Alter integral garage to a “quiet room” and form door opening from main bedroom;
 - Fit appropriate wall and light fittings;
 - Replace glazing to windows with safety glass;
 - Alter garden fence, gravel, slabs and raised planter to rear to maintain privacy and safety;
 - Replace internal doors;
 - Remove arch to hallway to increase headroom; and
 - Carry out general repair and improvement works to property as required.
- 4.4 The vendor has agreed a price of 170k which is in accordance with the valuation undertaken by Strategic Asset Management and Estates.
- 4.5 The cost of the alteration has been estimated, in conjunction with Derby Homes who will procure the work, at approximately £40,000 which includes a contingency. Where the alterations are subject to Building Regulations compliance that role will be undertaken by Derby City Council Building Consultancy service and their fee is included within the figure shown.
- 4.6 An internal financial appraisal has been conducted in order to assess the scheme’s viability from the Council’s perspective. Taking into account the financial contribution of 80k from CCG, the acquisition and refurbishment breaks even on a cumulative revenue basis in year 32 based over a 50 year debt repayment period.

OTHER OPTIONS CONSIDERED

- 5.1 For the client to move into an existing council owned property – the client needs a detached bungalow with sufficient space for up to 3 carers at a time, carer sleep in space and privacy. The council do not own any properties that fulfil the criteria needed.
- 5.2 For the client to move into privately rented accommodation. Due to the specific criteria required by the client there are limited privately rented properties that may be suitable. A council property will offer him a secure tenancy which he would not get in the private market. This would be very disruptive to him if he were served notice to quit by a landlord.

- 5.3 To do nothing and for the client to remain in his current placement – Under the recommendations of the Department of Health report “Transforming Care: A national response to Winterbourne View Hospital” and “Winterbourne View – Time for Change” by the Transforming care and Commissioning Steering Group there is a requirement for local authorities to provide suitable accommodation for vulnerable adults currently living inappropriately in hospitals. It has been identified that the client's current placement is no longer appropriate for him. This option has been discounted.

This report has been approved by the following officers:

Legal officer Financial officer Human Resources officer Estates/Property officer Service Director(s) Other(s)	Olu Idowu, Head of Legal Services Mazer Hussain, Group Accountant Liz Moore, Acting Head of Service, Business Partner, Strategic HR Support and Equalities Alex Ward, Estates Manager Ian Fullagar, Head of Strategic Housing John Dhamrait, Service Manager, Ordinary Lives
For more information contact: Background papers: List of appendices:	Karen Brierley 01332 640318 Karen.brierley@derby.gov.uk None Appendix 1 – Implications

IMPLICATIONS

Financial and Value for Money

- 1.1 A valuation has been carried out and the purchase price is in accordance with the valuation.
- 1.2 The acquisition and alterations to the property will cost no more than £210,000 in total and will be funded from the existing HRA budget for new build and acquisition with a contribution from Hardwick CCG (£80,000).
- 1.3 An internal financial appraisal has been conducted in order to assess the scheme's viability from the Council's perspective. Taking into account the financial contribution of 80k from CCG the development breaks even on a cumulative revenue basis in year 32 based on a 50 year debt repayment period.

Legal

- 2.1 The property will be subject to the usual due diligence throughout the Conveyance.

Personnel

- 3.1 None directly arising from this report.

IT

- 4.1 None directly arising from this report.

Equalities Impact

- 5.1 The acquisition and alterations to the property will provide the client with non institutional accommodation with greater access to his family and the ability to develop independence within a suitable environment.

Health and Safety

- 6.1 None directly arising from this report.

Environmental Sustainability

- 7.1 None directly arising from this report.

Property and Asset Management

8.1 The acquisition will bring a property type of high demand within the Council stock.

Risk Management

9.1 None directly arising from this report.

Corporate objectives and priorities for change

10.1 This acquisition promotes the Council's strategic priorities to promote sustainable and balanced communities, address the housing and support needs of vulnerable individuals and ensure that more people have access to a safe and secure home of an appropriate size and type.