

CARE SERVICES POLICY DEVELOPMENT AND SCRUTINY COMMITTEE

Minutes of the meeting held at 7.00 pm on 9 January 2018

Present:

Councillor Mary Cooke (Chairman)
Councillor Pauline Tunnicliffe (Vice-Chairman)
Councillors Ruth Bennett, Kevin Brooks, Robert Evans,
Will Harmer, David Jefferys, Terence Nathan,
Keith Onslow and Charles Rideout QPM CVO

Linda Gabriel

Also Present:

Councillor Diane Smith, Portfolio Holder for Care Services
Councillor Angela Page, Executive Support Assistant to the Portfolio
Holder for Care Services

62 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies for absence were received from Councillor Judi Ellis and Councillor Keith Onslow attended as her substitute. Apologies were also received from Rosalind Luff, Lynn Sellwood and Justine Godbeer.

Apologies for lateness were received from Councillor David Jefferys.

63 DECLARATIONS OF INTEREST

There were no declarations of interest.

64 QUESTIONS FROM COUNCILLORS AND MEMBERS OF THE PUBLIC ATTENDING THE MEETING

Three written questions were received from a member of the public and these are attached at Appendix A.

65 MINUTES OF THE CARE SERVICES PDS COMMITTEE MEETING HELD ON 14TH NOVEMBER 2017

In response to a query raised by a Member in respect of Minute 53B: Homelessness Strategy, the Director: Housing confirmed that whilst other local authorities placing social care clients in the Borough retained responsibility for the placement, the Local Authority had a duty to ensure that rental properties within the Borough were maintained to a safe standard. Whilst the Local Authority did not accommodate families or young people in Bed and Breakfast accommodation, it was possible that other local authorities

might choose to do this when placing social care clients in Bromley. When the Local Authority placed social care clients in suitable accommodation out-of-Borough, all requirements to notify and work with other local authorities were being met.

RESOLVED that the minutes of the meeting held on 14th November 2017 be agreed.

66 MATTERS ARISING AND WORK PROGRAMME

Report CSD18001

The Committee considered its work programme for 2017/18, the schedule of Council Members' visits and matters arising from previous meetings.

With regard to Minute 54B: Shared Lives Service, the Vice-Chairman confirmed that work was underway to explore how the Shared Lives Service might be further developed. A number of other local authorities had developed a similar service and the Vice-Chairman would be working closely with the Portfolio Holder for Care Services to identify examples of best practice and how this might be applied in Bromley.

The Committee discussed the importance of encouraging Member participation in the Schedule of Council Members' Visits. The Vice-Chairman suggested a minimum number of participating Members should be required for Council visits to go ahead, and it was agreed that the Committee Members would consider how Members could be encouraged to engage with the Schedule of Council Members' Visits.

RESOLVED that the Care Services work programme for 2017/18, the schedule of Council Members' visits and matters arising from previous meetings be noted.

67 UPDATE FROM THE DEPUTY CHIEF EXECUTIVE AND EXECUTIVE DIRECTOR: EDUCATION, CARE AND HEALTH SERVICES (VERBAL UPDATE)

The Deputy Chief Executive and Executive Director: Education, Care and Health Services gave an update to Members on work being undertaken across the Education, Care and Health Services Department.

There were currently two key areas of focus within the Care Services Portfolio comprising Adult Social Care and Housing. With regard to Adult Social Care, the Local Authority was working with the Bromley Clinical Commissioning Group to develop integrated services and a joint strategic vision for the provision of services for older people, adults with learning disabilities and adults with mental health support needs. The Local Authority was also working with key partners to review Occupational Therapy services and reduce any duplication of service provision. Strategic reviews were underway on a number of adult social care services and work to increase the uptake of

Direct Payments was ongoing. Key areas of concern within Housing included the introduction of the Homelessness Reduction Act and Universal Credit in Spring 2018, and the continued increase in demand for temporary accommodation. The Housing Service was working to prevent homelessness where possible, and the Bromley Homelessness Strategy was expected to be finalised in Spring 2018. The need to address the issue of permanent accommodation for those in temporary accommodation had been recognised and would be an area of emphasis moving forward.

In response to a question from a Member around future pressures on the Local Authority's budget, the Deputy Chief Executive confirmed that work would continue in considering how the statutory responsibilities of the Care Services Portfolio could best be met in future years. It was hoped that closer working links between health and social care would support the development of efficient and cost effective service delivery models across key partners. A Member noted that work to amalgamate health and social care services at a regional level had been undertaken in areas such as Manchester and that this could provide examples of best practice. Another Member raised a concern around the continued delivery of supported employment services for people with learning disabilities and this would be taken forward by the Deputy Chief Executive following the meeting.

With regard to Housing, a Member underlined the importance of encouraging a more positive view of new housing development such as through pro-development movements including 'Yes In My Back Yard' (YIMBY) and by supporting local residents, key partners and developers to work closely together in designing sustainable developments that were appropriate to the distinctive communities across the Borough. The Vice-Chairman noted the importance of promoting the message that Bromley was "open for business" to developers. Another Member highlighted the success of the 'More Homes for Bromley' scheme and suggested that it should be expanded beyond the planned 400 properties to deliver additional temporary accommodation capacity across the Borough and sub-region.

RESOLVED that the update be noted.

68 HOLDING THE PORTFOLIO HOLDER AND EXECUTIVE TO ACCOUNT

69 PRE-DECISION SCRUTINY OF CARE SERVICES PORTFOLIO HOLDER REPORTS

A CAPITAL PROGRAMME MONITORING - 2ND QUARTER 2017/18

Report FSD18003

On 6th December 2017, the Council's Executive received the 2nd quarterly capital monitoring report for 2017/18 and agreed a revised Capital Programme for the four year period 2017/18 to 2020/21.

The Committee considered the changes to the Capital Programme for the Care Services Portfolio which included the reallocation of £2,640k Section 106 monies set aside towards the Site G scheme to the Payment in Lieu (unallocated) scheme for Housing. Members were advised that works to replace the water supply at Star Lane Travellers Site were progressing and that trenching work had commenced on site. Internal pipework works were being tendered with an anticipated onsite start date of March 2018.

In response to a question from a Member, the Head of Education, Care and Health Services Finance confirmed that the majority of Section 106 receipts from developers had been allocated to forthcoming developments across the Borough.

RESOLVED that the Portfolio Holder be recommended to confirm the revised Capital Programme agreed by the Council's Executive on 6th December 2017.

B ANNUAL QUALITY MONITORING REPORT: CARE HOMES, SUPPORTED LIVING SCHEMES AND EXTRA CARE HOUSING

Report CS18110

The Committee considered a report setting out the quality monitoring arrangements for Registered Care Homes, Supported Living Schemes and Extra Care Housing Schemes in Bromley and reviewing performance for 2017/18. The report also proposed an amendment to the Local Authority's current policy to ensure that all new care placements were made with providers with a Care Quality Commission rating of "Good" or above where possible.

The Contract Compliance Team was responsible for monitoring social care contracts as well as the quality of care offered to Bromley residents in care homes, supported living and extra care housing schemes. It also worked closely with Bromley Clinical Commissioning Group to reduce any duplication in quality assurance arrangements. Service users requiring care were given a choice of care home placements contracted with individual homes on a spot contract basis, with 820 placements funded as at December 2017. The majority of care homes across the Borough were rated as 'Good' or 'Outstanding with 15 providers receiving an overall rating of 'Requires Improvement' for which improvement plans were in place. There were no providers rated as 'Inadequate'. Six Extra Care Housing schemes had been established across the Borough to provide an appropriate care option for service users with a greater capacity to live independently and there were also a number of supported housing schemes within the Borough for service users with learning disabilities.

The Head of Contract Compliance and Monitoring reported that a number of vacant posts within the Contract Compliance Team had recently been recruited to and the team was now fully staffed.

The Portfolio Holder for Care Services confirmed that the Care Services Portfolio budget was balanced for 2018/19 and that it was expected that the Local Authority would apply the annual Social Care Council Tax Precept for 2018/19 at 2% to offset the additional costs to care setting of the National Living Wage for social care staff. A Member queried the possible financial impact of Brexit on the recruitment and cost of social care staff. The Deputy Chief Executive reported that the Local Authority and Bromley Clinical Commissioning Group were working with care providers to develop more effective joint working in areas such as recruitment and training to help manage these costs going forward.

In response to a query from a Member, the Head of Contract Compliance and Monitoring explained that the Care Quality Commission worked to assess the quality of social care provision. The Local Authority had an obligation to ensure that social care services were of a safe standard, and to support this it was proposed that the Central Placement Team only make new placements with care home providers with a CQC rating of “Good” or above where possible. The Deputy Chief Executive noted that some providers were exploring different models for future service provision which might include smaller units offering specialist care. Members requested that a report on specialist care units be provided to a future meeting of the Care Services PDS Committee.

RESOLVED that the Portfolio Holder be recommended to agree that the Central Placement Team only make new placements with providers with a CQC rating of “Good” or above where possible.

70 PRE-DECISION SCRUTINY OF EXECUTIVE REPORTS

A CONTRACT AWARD FOR ADVOCACY SERVICES PART 1 (PUBLIC) INFORMATION

Report CS18118-1

The Committee considered a report requesting approval to grant a contract award for the provision of Advocacy Services for a period of three years commencing 1st April 2018 to 31st March 2021, with the option to extend the contract for two further one year periods. Members and Co-opted Members of the Education, Children and Families Select Committee were invited to attend the meeting for consideration of this item as a small part of the contract related to children and young people.

Advocacy Services allowed the views and concerns of vulnerable individuals to be represented, ensuring that their voice was heard, such as in the planning or review of their care plans. The Local Authority currently had seven contracts for Advocacy Services across four providers which were due to expire on 31st March 2018. These contracts would be replaced by a single Advocacy Service bringing together a range of different advocacy services including those relating to the Care Act, Mental Health, Mental Capacity,

Health Complaints, Children and Young People and Learning Disabilities. The new Advocacy Service was expected to provide a more holistic service with a single point of access for service users and professionals and would commence on 1st April 2018.

RESOLVED that the Council's Executive be recommended to:

- 1) Approve the contract award for Advocacy Services for a period of three years commencing 1st April 2018 to 31st March 2021, with the option to extend the contract for two further one year periods at a whole life contract value of £1,430,635.**
- 2) Delegate authorisation to extend this contract for the two optional one year extension periods to the Deputy Chief Executive and Executive Director: Education, Care and Health Services in consultation with the Portfolio Holder for Care Services, the Director: Commissioning, the Director: Finance and the Director: Corporate Services.**

B CONTINGENCY DRAWDOWN: HOMELESSNESS AND TEMPORARY ACCOMMODATION PRESSURES

Report CS18116

The Committee considered a report providing an update on homelessness pressures and a range of initiatives that had been undertaken during 2017/18 to manage rising budget pressures and address forthcoming challenges arising from the introduction of the Homelessness Reduction Act 2017 and Universal Credit in Spring 2018. It was also requested that £844k be released from Central Contingency to offset costs associated with homelessness and temporary accommodation budget pressures.

Homelessness and the provision of temporary accommodation continued to be an area of key concern for the Local Authority. There were currently 1558 Bromley households in temporary accommodation (excluding those in supported accommodation as part of a rehoming pathway), with an anticipated full year spend on temporary accommodation for 2017/18 of £13.8M, with a net cost to the Local Authority of £5.8M. It was expected that demand for temporary accommodation would continue to increase in the short to medium term, particularly in light of forthcoming legislative and financial changes. During 2017/18, the Local Authority had achieved significant results in the prevention of homelessness including assisting households into private rented accommodation. A number of initiatives to target homelessness and increase the supply of good quality permanent and temporary accommodation had been also introduced, including an early intervention model to identify and assist those at risk of homelessness, work to encourage private landlords to take up block booking arrangements and the provision of additional temporary accommodation units within the Borough and sub-region.

The Director: Housing clarified that the refurbishment of Benedict House had created 40 units of temporary accommodation.

In considering the report, the Chairman noted that the Government had supplied a grant of £255k to meet new statutory requirements under the Homelessness Reduction Act 2017, with an additional £9k grant for IT updates. The Director: Housing confirmed that whilst the cost implications of IT updates relating to the new statutory requirements were likely to significantly exceed the allocated grant, a portion of the £255k grant could be used to ensure IT systems were appropriately resourced to deliver the new statutory requirements.

In light of the current housing shortage, a Member queried whether consideration had been given to re-evaluating the extent and usage of the Green Belt across the Borough. The Portfolio Holder for Care Services reported that all options had been explored in identifying how the Borough could meet its future housing needs but that there would be legislative implications to any proposed change of use of the Green Belt. In response to a question from a Member, the Director: Housing advised that part of the Housing Service’s budget was allocated to Legal Services which funded a Lawyer to deal with housing issues.

RESOLVED that the Council’s Executive be recommended to:

- 1) Release £844k for 2017/18 from Central Contingency set aside to offset the current homelessness and temporary accommodation budget pressures;**
- 2) Agree drawdown of the ring fenced grants as set out below:**

	2017/18	2018/19	2019/20
	£	£	£
Homeless Reduction Act New Burdens	254,713	233,317	220,697
Homelessness Reduction ACT IT upgrade for new reporting requirements	9,022		
Homelessness flexible support grant	2,106,890	2,359,717	

- 3) Note the forecast pressures going forward in relation to homelessness, welfare reform, temporary accommodation and the new duties arising from the Homelessness Reduction Act 2017; and,**
- 4) Approve the release of the additional resources required for implementation and administration of the new statutory duties contained within the Homelessness Reduction Act.**

C UPDATE ON SERVICE PROPOSALS AND PROCUREMENT STRATEGY FOR MODULAR HOME PROVISION

Report CS18121

The Committee considered a report providing an update on service proposals and procurement strategy for the development and management of a modular home provision in the Borough.

At its meeting of 24th May 2017, the Council's Executive agreed to the principle of inviting bids from potential suppliers for the development and management of a modular constructed site in York Rise, Orpington in response to the sharp increase in the number of households requiring temporary accommodation in recent years. The proposed scheme was subject to further market engagement to inform the tender and specification, and it was requested that a feasibility study be undertaken considering both the suitability of the site to host a modular home provision and potential length of use. This work had now been completed and it was proposed a tendering process be initiated for a supplier to deliver a 'turn-key' solution for the establishment and management of a modular home provision in York Rise, Orpington that would provide self-contained living accommodation to a high quality specification for a period of 15 years. It was also proposed that a schedule of rates be developed that could be used for alternative modular sites across the Borough and would be uplifted on an annual basis using the Consumer Price Index.

Member comments contributing towards the scrutiny of this report were received from Councillor Charles Joel and Councillor Tim Stevens and these are attached at Appendix B.

In emphasising his support for the use of modular sites to provide temporary accommodation, a Member was concerned at the lack of consultation with Ward Members and local residents. Members discussed the importance of engaging with Ward Members, local residents and residents' associations about potential in-Borough temporary accommodation schemes at the earliest stages to build support and allow schemes to be developed in a way that suited the distinct communities across the Borough. Members underlined the need to review the communications strategy for proposed temporary accommodation schemes and requested that the Director: Housing arrange a meeting to brief Ward Councillors on the proposed scheme as soon as possible.

A Member noted that it was proposed that any procurement process taken forward for the proposed scheme would evaluate tenders based on 60% price and 40% quality. The Director: Housing confirmed that this was the Local Authority's standard weighting to evaluate tenders, and that there was a minimum quality qualifying score criteria to ensure that all tenders met a defined level of quality. The Member suggested that tenders should be evaluated on an individual basis and would raise this as a concern at a future meeting of the Contracts' Sub-Committee.

In considering the wording of the second recommendation of the Care Services PDS Committee, Members agreed that this be amended to state that the Council's Executive be recommended to:

"2) Approve the use of the identified site, York Rise for the use of modular constructed accommodation, subject to appropriate planning permission being agreed".

RESOLVED that the Council's Executive be recommended to:

- 1) Proceed to formal tender for a provision of modular build accommodation together with a management contract for a period of 15 years as set out in Paragraph 3.6 of Report CS18121;**
- 2) Approve the use of the identified site, York Rise for the use of modular constructed accommodation, subject to appropriate planning permission being agreed;**
- 3) Agree in principal that Officers look to identify other suitable sites for use of modular homes which will be reported back to the Council's Executive as and when identified; and,**
- 4) Note that capital funding may be required for the preparation, construction and planning of any modular home site and that this would be dealt with in the award report.**

D HEALTH SUPPORT TO SCHOOL AGE CHILDREN

Report CS18114

The Committee considered a report evaluating the new Health Support to Schools Service and requesting drawdown of £303k from the Better Care Fund to continue the existing service for 2018/19 as well as the agreement of the Council's Executive to drawdown £300k from the Better Care Fund to appoint an additional six nurses for the remainder of the existing Health Support to Schools contract which would end on 31st March 2019.

At its meeting on 30th November 2016, the Council's Executive agreed to fund a new service to support the health of school age children for a period of two years, which would be funded by the Better Care Fund to a total value of £606k. Bromley Healthcare was commissioned to deliver the Health Support to Schools Service which commenced on 1st April 2017. A subsequent evaluation of this service in October 2017 identified that the team was only able to offer very limited safeguarding support in schools due to capacity issues, and it was proposed that an additional six nurses be appointed to the Health Support to Schools Service with five of the proposed six posts to be dedicated to safeguarding. Schools had indicated that they would not be willing to pay for statutory School Nurse functions such as safeguarding, and the contribution from schools to the Health Support to Schools Service would be explored in a further report to the Council's Executive in Summer 2018.

The proposals relating to funding school nursing support for children and young people with asthma within the report were in response to a number of recent deaths from asthma in schools outside Bromley and would support a specific piece of work to develop and align systems in primary care with Individual Health Care Plans for children with asthma in Bromley schools.

The Consultant in Public Health Medicine advised Members that school nurses worked most effectively when their specialist knowledge was contributing towards existing school systems. Schools were very knowledgeable about their pupils' health needs but there was a need to ensure this was supported by robust information systems which allowed an holistic Individual Health Care Plan to be developed for children with medical needs. A Co-opted Member queried the average spend of around £11 per head on school nursing in Bromley for 2018/19 against other London local authorities. The Consultant in Public Health Medicine explained that the areas of work included in the school nursing role varied widely across local authorities which accounted for the disparity in funding levels. The Local Authority had undertaken a range of work to identify how the school nursing role could be delivered most effectively across Bromley and service provision would continue to be regularly evaluated.

In response to a question from a Member, the Consultant in Public Health Medicine confirmed that the Council's Executive had agreed that the Health Support to Schools Service be funded by the Better Care Fund for the proposed two year duration of the service but that a further report would be provided to the Council's Executive in Summer 2018 to consider how this service would be funded in the longer term. A briefing note outlining how medical needs were supported in schools would be provided to Members following the meeting and is attached at Appendix C.

RESOLVED that the Council's Executive be recommended to:

- 1) Agree the drawdown of £303k from the Better Care Fund to continue the Health Support to Schools Service to support the health of school age children; and,**
- 2) Agree the drawdown of up to an additional £300k from the Better Care Fund to appoint six additional nurses for the remainder of the existing Health Support to Schools contract to end 31st March 2019.**

71 POLICY DEVELOPMENT AND OTHER ITEMS

A CARE SERVICES PORTFOLIO DRAFT BUDGET 2018/19

Report CS18112

The Committee considered a report setting out the draft Care Services Portfolio Budget for 2018/19, which incorporated future cost pressures and initial draft saving options to be reported to the Council's Executive on 10th

January 2018. Members were requested to provide their comments on the proposed savings and identify any further action to be taken to reduce cost pressures facing the Local Authority over the next four years.

The Head of Education, Care and Health Services Finance advised Members that a number of pressures would continue to impact the Care Services Portfolio budget for 2018/19. This included further increases to the National Living Wage from April 2018, escalating demand for temporary accommodation and homelessness services and the impact of recent welfare reform changes. There continued to be significant pressure in the area of Adult Social Care for which the Government had agreed further non-recurring Improved Better Care Funding of £4.463M in 2018/19, £3.363M in 2019/20 and £1.677M in 2020/21 to be utilised in agreement with the Bromley Clinical Commissioning Group. The Government had previously agreed that the Local Authority could apply an annual Social Care Council Tax Precept at 3% for 2018/19, subject to a maximum of 6% being applied across the period 2017/18 to 2019/20 and this could be used to offset the additional costs of the National Living Wage.

A Member highlighted concerns around how continued growth pressures in key areas such as Adult Social Care and Housing would make it more difficult to address the significant budget gap within the Local Authority budget in future years. The Head of Education, Care and Health Services Finance confirmed that work was ongoing to manage the Care Services Portfolio budget for future years, including service transformation work with key partners and that areas of growth pressure could be offset using contingency funds where appropriate. Another Member noted that there were both demographic and structural factors impacting the growth in demand for Care Services, including an ageing population and the impact of national changes to benefits entitlement and the National Living Wage.

RESOLVED that:

- 1) The financial forecast for 2018/19 to 2021/22 be noted;**
- 2) Members' comments on the initial draft Care Services Portfolio budget 2018/19 as a basis for setting the 2018/19 budget be noted; and,**
- 3) Members' comments on the initial draft Care Services Portfolio budget 2018/19 be provided to the meeting of the Council's Executive on 7th February 2018.**

**B CONTRACT REGISTER AND CONTRACTS DATABASE
REPORT PART 1 (PUBLIC) INFORMATION**

Report CS18113-1

The Committee considered an extract from the Contracts Register which provided key information concerning contracts within the Care Services Portfolio with a total contract value greater than £50k.

There were 91 contracts within the Care Service Portfolio with a total contract value greater than £50k as at 30th November 2017, none of which were currently flagged as being of concern.

RESOLVED that:

- 1) The review of the £50k Contracts Register be noted; and,
- 2) It be noted that the corresponding Part 2 (Exempt) Contracts Register (Report CS18083-2) contained additional and potentially commercially sensitive information in its commentary.

72 QUESTIONS ON THE CARE SERVICES PDS INFORMATION BRIEFING

The Care Services PDS Information Briefing comprised one report:

- Programmes Jointly Commissioned by PHE/NHSE (Immunisation and Screening)

RESOLVED that the Information Briefing be noted.

73 LOCAL GOVERNMENT ACT 1972 AS AMENDED BY THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) (VARIATION) ORDER 2006 AND THE FREEDOM OF INFORMATION ACT 2000

RESOLVED that the Press and public be excluded during consideration of the items of business listed below as it was likely in view of the nature of the business to be transacted or the nature of the proceedings that if members of the Press and public were present there would be disclosure to them of exempt information.

74 EXEMPT MINUTES OF THE CARE SERVICES PDS COMMITTEE MEETING HELD ON 14TH NOVEMBER 2017

RESOLVED that the exempt minutes of the Care Services PDS Committee meeting held on 14th November 2017 be agreed.

75 PRE-DECISION SCRUTINY OF PART 2 (EXEMPT) CARE SERVICES PORTFOLIO HOLDER REPORTS

A CONTRACT EXEMPTION: HEARING IMPAIRED SUPPORT

The Committee considered the report and supported the recommendations.

76 PRE-DECISION SCRUTINY OF PART 2 (EXEMPT) EXECUTIVE REPORTS

A ADVOCACY: AWARD OF CONTRACT PART 2 (EXEMPT) INFORMATION

The Committee considered the report and supported the recommendations.

**77 PART 2 (EXEMPT) POLICY DEVELOPMENT AND OTHER
ITEMS**

**A CONTRACT REGISTER AND CONTRACTS DATABASE
REPORT PART 2 (EXEMPT) INFORMATION**

The Committee considered the report and supported the recommendations.

The Meeting ended at 9.25 pm

Chairman

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CARE SERVICES PDS COMMITTEE 9th January 2018

WRITTEN QUESTIONS TO THE CARE SERVICES PORTFOLIO HOLDER

Written Questions to the Care Services Portfolio Holder received from Mrs Susan Sulis, Secretary, Community Care Protection Group

With regard to Item 4: Minutes of the Care Services PDS Committee on 14th November 2017 - Written Questions to the Care Services Portfolio Holder regarding the Council's Homelessness Strategy:

- 1) What are the official differential definitions that the Council uses for the following terms:
 - a) 'Affordable Housing'?
 - b) 'Social Housing'?

Reply:

Affordable housing is social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices as set out in the National Planning Policy Framework. In addition, affordable housing should include provisions to remain at an affordable price.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guidelines on target rents are determined through the national rent regime.

- 2) Following decades of neglect by governments of all parties, this Government has recognised that a serious Housing Crisis exists. Since it is clear that Private Developers and Housing Associations are unwilling or unable to satisfy demand, why doesn't this Council plan to build any desperately needed Social Housing?

Reply:

Increasing supply of housing is multi-faceted. The Council continues to consider a range of options to increase supply of homes that are affordable for those in housing need.

Given the limitation on land supply and market factors it is necessary to pursue a range of activities to meet the level of need and as such initiatives include both new build development, purchasing properties and refurbishment of vacant properties, working across all sectors of the housing market.

During the past year this work has secured more than 160 additional units with a pipeline of around 530 further units. Within this housing associations continue to work in partnership with the Council in developing and building

new housing schemes and remain committed to maximising development opportunities.

Year on year the Council has worked closely with developers and housing associations to successfully meet or exceed the target for new homes in the borough.

The Council is currently embarking upon the production of a new five year housing strategy. The strategy will explore all potential opportunities to ensure a sufficient supply of accommodation to meet housing need.

- 3) The reply to Question 1(c) regarding the estimated need for Social Housing was answered only with regard to Affordable Housing.
- a) What are the estimated figures of need for Social Housing?
 - b) How many units of Social Housing are planned to be provided on Local Plan potential sites over the next 5 years?

Reply:

- a) *Regular reports are provided setting out the level of housing need through housing register and homelessness. The latest can be found in the draft homelessness strategy which can be accessed via the website http://www.bromley.gov.uk/downloads/file/1293/homelessness_strategy_2012-17*
- b) *The answer to this can be found in the Council's UDP and local plan (currently being examined). Our Affordable Housing policies seek 35% affordable housing on sites of 11 or more dwellings. Please refer to: http://www.bromley.gov.uk/info/1004/planning_policy/153/developing_bromley_s_local_plan*

Minute Annex

CARE SERVICES PDS COMMITTEE 9th January 2018

MEMBER COMMENTS

Item 9c: Update on Service Proposals and Procurement Strategy for Modular Home Provision

Councillor Charles Joel's Comments with Responses from Director: Housing (in blue)

I have the following observations to make on this project.

RECOMMENDATIONS (Page 183 - Executive Agenda; Page 105 - Care Services Agenda)

Item 2.1:

(1) Why only fifteen years?

Based upon market testing/existing schemes, 15 years would be the minimum period of contract required to enable the scheme to operate on a self-financing basis with management & maintenance costs covered by the rental stream. Many modular units on the market have a lifespan of in excess of 60 years, therefore consideration could be given to a longer term or the option to extend depending upon needs at that time.

(iv) Surely Capital funding will be required, not may.

Paragraph 11.4 of the report confirms that there will be capital costs incurred in relation to planning permission and set-up of scheme. These costs cannot be fully assessed until the full scheme design has been approved. Models can also operate in slightly different ways in terms of the split between capital and revenue costs. This will be considered during the tender evaluation process to ensure that best value is achieved.

FINANCIAL (Page 185 - Executive Agenda; Page 107 - Care Services Agenda)

Item 4

(4) A breakdown of the budget of £3,783.370 should be given to justify this amount.

This budget relates to the current net budget for the statutory provision of temporary accommodation, it is not the budget for this project.

CUSTOMER IMPACT (Page 185 - Executive Agenda; Page 107 - Care Services Agenda)

Page 185

Can it be explained and justified the initial assessment of the site where it suggests that between 30 and 36 units could be provided.

An initial assessment of the land available at York Rise against an average plot size required for modular constructed units was used to assess the potential number of units that could be achieved. This assessment was supported by feedback from the suppliers' day. However it was also noted that there may be capacity to achieve a slightly higher number of units but this will be subject to final design and planning permission.

WARD COUNCILLORS VIEWS (Page 185 - Executive Agenda; Page 107 - Care Services Agenda)

Item 1: Comments not applicable, why not?

Item 2: I have made a few comments regarding my views at this stage but has any preliminary consultations taken place with the planning, highways and environmental departments at the Council?

The Portfolio Holder for Care Services has asked that full consultation be undertaken if approval is given to progress to formal viability and invitation to tender. It is the intention to consult extensively prior to progressing with the project. Once a supplier has been appointed, constructive consultation will be able to take place regarding potential design, unit numbers, infrastructure and so forth. Particular emphasis has been placed in the specification on high quality design that is adaptable to reflect the local street scene and the need to ensure full consultation is undertaken. Arrangements will also be made to enable visits to take place to similar schemes operating in other boroughs.

COMMENTARY (Page 186 - Executive Agenda; Page 108 - Care Services Agenda)
Item 3.4

It states that in a previous report to the Executive Meeting held on 24th May 2017 that the executive agreed for officers to proceed with a further analysis. I feel that the report that is before you should have contained more detailed information and not just a two line statement as addressed in Item 3.5.

The Executive Report of 24th May 2017 in principle approved the use of York Rise for modular constructed units, subject to assessing the suitability of the site, (particularly in light of the air raid shelters) and market engagement. Paragraphs 3.6–3.10, 3.11-3.14 and 5.1-5.8 relate to the findings from the analysis and market engagement undertaken to establish that the site can be used for modular constructed units and to inform the final proposals in relation to the specification and tender process for a provider.

Overall this work included:

- *Site survey/assessment (including consideration of any potential impact arising from the air raid shelters)*
- *Initial discussions planning etc.*
- *Learning from good practice schemes/benchmarking including site visits to existing schemes.*
- *Supplier's day and market engagement on potential suppliers/models*
- *Example specifications*

THE PROPOSAL (Page 186 - Executive Agenda; Page 108 - Care Services Agenda)

I have already queried the period of fifteen years but I will reserve my rights to make further comments as I consider the comments made in Items 3.7 and 3.8 to be again a loose statement.

Paragraphs 3.7-3.8 set out the key areas to be covered within the specification and contract from inception, installation through to full management and maintenance and the type of units required. The specification developed sets out full details on each requirement which will be fully explored and tested through the tender process to ensure they provide a full solution and meet all required regulatory standards.

CUSTOMER PROFILE (Page 187 - Executive Agenda; Page 109 - Care Services Agenda)

What about the provisions for disabled persons units?

10% wheelchair accessible provision is normally requested and will be pursued on all sites where this is achievable. However, the York Rise site is likely to present limitations on wheelchair accessible units due to the incline of the access route and elevation of the plot. As such we have requested that consideration is given for wheelchair provision but not essential if the topography is too prohibitive. The overall portfolio of accommodation will seek to ensure that the 10% provision is secured across the range of schemes.

OUTLINE STRATEGY AND CONTRACTING PROPOSALS (Page 189 - Executive Agenda; Page 111 - Care Services Agenda)

Item 8.2

From the schedule it would seem the earliest an appointed developer could make a start on the project would be early 2019. Then no provision has been made in the period time needed to prepare and submit formal applications under Town & Country Planning Acts and Building Regulation Acts, see item 11.5

The timescale set out in Paragraph 8.2 relates to the tender and procurement process for a supplier. As set out in Paragraph 3.7, a turn-key solution is sought meaning that the supplier would be expected to undertake the full planning application once they have been appointed. The project timescale will therefore include provision to undertake full consultation and planning process prior to start on site.

FINANCIAL IMPLICATIONS (Page 190 - Executive Agenda; Page 112 - Care Services Agenda)

Item 11.4

I do not like the statement made contained in the second paragraph

There will be capital costs incurred in relation to planning permission and preparation of the site. These cannot be fully assessed until the tender process has been completed and planning acquired to inform the necessary works.

The scheme is subject to successful planning permission being granted. As set out in Paragraph 3.7 the supplier, once appointed would be required to undertake the formal planning process. As the scheme is subject to achieving successful planning permission a supplier would essentially be undertaking the planning process at risk and suppliers would therefore not tender for such a project unless the risk of an unsuccessful planning application is underwritten. In the event that planning is successful, then this initial fee will be incorporated into the overall project cost. This initial fee would only cover any costs incurred by the supplier in seeking planning permission.

CONCLUSION:

- 1) Has the Council considered selling off the site to a private developer?

Previous reports have considered the options for this site, with the Executive report in May 2017 giving in principle approval to retain the site for the provision of modular constructed units.

If the site had already obtained planning consent for residential development then the estimated value for York Rise would be up to £3m. Assuming the £3m then the rate of return from investing this sum would still be significantly less than the savings that can be achieved through the use of the site for modular constructed units to reduce the current reliance on costly forms of nightly paid temporary accommodation.

- 2) It has been mentioned in the past that the area of land in question was an underground operational shelter that was built during the early period of WW2.

Yes, this is known and a site survey was undertaken to ensure that the site would be able to accommodate modular constructed units. Modular constructed units do not require the same depth of foundation as traditional build. This was also tested through the suppliers' day.

- 3) With the proposal that is before the committee has any consideration been given to the following:-
- i) Will car parking spaces be needed
 - ii) Refuse/cycle storage areas
 - iii) Awkward site access
 - iv) If residential management should be in place
 - v) Problems for children to attend local schools and if local GPs can take on additional patients
 - vi) With the development this would need to comply with the current Building Regulation Acts. In fifteen years' time the structure/elements could be out of date hence some of the fabric could not be reused, also wear and tear of the materials

The specification makes specific reference to the requirement for car parking, refuse and cycle storage in line with planning requirements.

The specification also sets out clear expectations for providers to submit designs for an accessible site (noting the potential limitations on wheelchair accessibility) and to meet the management standards to ensure a well-designed and managed site in line with the provisions required on other such schemes.

As with any residential development assessment regarding capacity for local schooling and GPs will be fully considered. The scheme proposes much needed local accommodation. As such this would predominantly enable families to remain with their existing GP/schooling rather than placing increased need in the area.

As with any development it will need to comply with the relevant current standards. The specification and contract will require on-going maintenance of the site. Any future changes would have to be assessed at that time in order to ensure that the Council maintains compliance with any regulatory changes.

- 4) I can conclude that in the past I have made representations regarding this site and that it would be ideal as the land is in the ownership of the Council to enter into a joint venture with a developer and mortgage company to build affordable starter homes for first time buyers.

Site options have previously considered this. Regular reports have highlighted the pressing need for accommodation that is affordable to meet the statutory rehousing duties in relation to homelessness. The provision on site offers affordable accommodation in Borough to enable residents to maintain education, employment opportunities and family support networks. For many this may offer a key stepping stone to enter into private rented or owner occupation in the future. Modular constructed units offer flexibility of use. Should the current level of need reduce then these units could be used for alternative purposes including private rent.

- 5) I am still of the opinion that local residents mainly living in York Rise should be consulted that the Council are contemplating building homeless family dwellings on this site.

Full consultation will be undertaken and will include all local residents.

Regards,

Councillor Charles Joel
Member for Farnborough & Crofton Ward

Councillor Tim Steven's Comments

Firstly I agree with pretty much everything that Cllr Joel has said. It is extraordinary that Ward Members have not been consulted to date and this is not acceptable

I also query why we are agreeing a fifteen year contract. This makes this a permanent site and not a temporary one. It was agreed at the Executive and Resources PDS Committee that the York Rise, which is in a prime location next to the station, could be sold off and I would agree with this and should be for first time buyers like the rest of the estate which was built in 1985 which I bought my first house in. Studio flats or one and two bed houses would be a good use for this site

As a Ward Member I would like a full breakdown of the financial position for this project

I am also concerned at the number of Modular units proposed for this site: 30-36 seems excessive especially if they are going to be multi-level and I would ask for a full consultation with residents from York Rise, Yeovil Close whose residents overlook this site and Crofton Road, as well as local residents associations who will all have huge concerns.

No mention is made of parking provision for these modular homes or traffic on what is already a very busy road please can this be considered

In conclusion, I believe this to be the wrong place for such building and think this site should be used for first time buyers instead. There are many unanswered questions at this time both financial and if there will be disabled provision provided if this scheme goes ahead

Please can I ask Committee that this matter is deferred tonight to allow proper consultation and discussion

Kind regards

Councillor Tim Stevens

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Minute Annex

CARE SERVICES PDS COMMITTEE 9th January 2018

ADDITIONAL INFORMATION

Item 9d: Health Support to School Age Children

Explanatory note regarding how Medical Needs are Supported in Schools

- 1.1 It is a core business for the Health Support to Schools Service to support children with medical needs to enable them to access education.
- 1.2 However, school nurses are not the only health professionals supporting these children. All children with medical needs will be known to their General Practitioner and possibly also to a hospital paediatrician or other health professional, such as a Speech Therapist.
- 1.3 An ongoing workstream has been established to link the support children with medical needs receive in schools to the wider health professional work. This is not only to improve the quality of the Health Support to Schools Service, but also as a safety measure.
- 1.4 For some long term conditions such as asthma, it is necessary to gather information about a child's health condition in different settings to be sure their health is safeguarded. There have been several well-publicised deaths from asthma in school settings across the United Kingdom in recent years, and it has been identified that in the majority of cases, these deaths could have been prevented if information about the child's worsening health condition was shared appropriately between settings.
- 1.5 It is for this reason that all children in Bromley schools with asthma will be offered the option of an Individual Health Care Plan by the Health Support to Schools Service.

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