

**Bracknell Forest Council
Record of Decision**

Work Programme Reference	I107112
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1. **TITLE:** Bridgewell Supported Living

2. **SERVICE AREA:** People

3. **PURPOSE OF DECISION**

The purpose of this report is to present options for delivery of four 5-bed supported living apartments at the Bridgewell site and seek approval of the recommended option - council to build and thereafter appoint the Registered Provider (RP) and a separate Care & Support provider. Supported Living enables people with a learning disability and/or autism to live independently, whether in shared accommodation or in their own home. By investing in good quality home styled accommodation, the Council will continue to demonstrate its commitment to ensuring that people are supported to be independent, resilient, physically and emotionally healthy.

4 **IS KEY DECISION** Yes

5. **DECISION MADE BY:** Executive

6. **DECISION:**

RESOLVED that

- i. option B - Council to build two-storey building with four distinct households consisting of 5-bedrooms (total 20-beds). The Council to procure a) the landlord service provider and b) the care & support service provider is approved.
- ii. the design and build budget is approved.
- iii. the Strategic Procurement Plan for the building design and works (including early/enabling works) in Appendix 3 is approved.
- iv. the Strategic Procurement Plan for the a) landlord service provider and b) the care & support service provider in Appendix 4 is approved.
- v. the timetable set out in paragraph 5.23 is approved.

7. **REASON FOR DECISION**

1. It is important to emphasise that without the new accommodation, a large cohort of vulnerable people will soon be living in accommodation not suited to their needs, or unable to be adapted to be suited to their needs. People have the right to suitable accommodation as well as independence. On completion of the project, residents will have an increase in independence and reduction of social isolation. They will be able to enjoy freedom and

independence and are encouraged to be in control of their lives, ensuring that they are supported to manage their daily living skills to the best of their ability. The added value of Supported Living is that parents / carers are enabled to better juggle their roles in caring and paid work, leading to improved well-being, avoiding a detrimental effect on the family's financial circumstances. Ensuring the right accommodation with a person-centred care and support package will reduce escalation to costly residential placements.

2. Through its commitment of ensuring that people are supported to be independent, resilient, physically and emotionally healthy, the Council will increase the number of well-built flexible accommodation in the borough.
3. Approval of this project will lead to net revenue savings over the long term as a result of providing new fit for purpose accommodation, which will enable efficiency in the supported care delivery.

8. ALTERNATIVE OPTIONS CONSIDERED

1. Design: As mentioned in the January 2021 Executive report the proposed design is for four households with 5-bedrooms and en-suites plus shared communal areas. Self-contained flats were considered but found not to be suitable. The group that we are proposing have at least a moderate learning disability, their mobility is deteriorating, and they are getting older. The current cohort being considered, are not able to participate to any significant extent in their meal preparation. Some of them need support or at least monitoring while they eat.
2. Delivery method: two main delivery options have been considered: Option B - Council to build and thereafter appoint the Registered Provider (RP) and a separate Care & Support provider. In this option the Council will retain the new build asset and adequate control in terms of the services contracts and achieve net savings. The alternative is Option C - to appoint a RP to build and operate the facility, transferring the risk of building and service delivery to the operator, whilst maintaining a separate provider for the care & support services in line with good practice. Option A - Council to apply to the Social Housing Regulator to become a RP is considered complex and time consuming for this size of project, on this basis it was discounted.
3. A do-nothing option was previously discounted on the basis that the cohort of existing residents identified for the new accommodation at Bridgewell are currently living in unsuitable accommodation which does not meet their needs. As a result, care and support cost needed to meet their needs is likely to be higher and it is also possible that they might move out of the borough or into residential homes.

9. **DOCUMENT CONSIDERED:** Report of the Executive Director: People

10. **DECLARED CONFLICTS OF INTEREST:** None

Date Decision Made	Final Day of Call-in Period
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21 June 2022	28 June 2022
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