



DECISION RECORD

Service Reference Number	ADNH-D-2025-026
Decision Maker: Mark Nearney Assistant Director – Neighbourhoods and Housing	
Delegated Authority Officer exercising delegated powers pursuant to paragraph 18.1, Part B of the Council's Constitution	
Decision: To authorise the refurbishment and adaptation of a single Supported Living occupancy property within Hull City Council boundaries to enable a person with Learning Disabilities/Autism/ and complex needs to be discharged into the community under the Transforming Care Programme and will be supported by carers commissioned by the Local Authority and Integrated Care Board (ICB) under Section 177 after care arrangements of the Mental Health Act The cost of the adaptations and refurbishment will cost £104,229.84 using Disabled Facilities Grant Funding which the Local Authority can utilise for the purposes of maximising independence and supporting people to live in their own home within the community. The grant of the Disabled Facilities Grant shall be to Millenium First Care Ltd who will manage this the build.	
Reasons for the Decision: Over the last 4 years, Adult Social Care and Humber and North Yorkshire Integrated Care board (ICB) have been working towards finding suitable discharge pathway for the individual to be discharged into the community within the Hull boundary. This individual has presents with a variety of complex needs and as such the only suitable pathway which was endorsed by the clinical Multi-Disciplinary Team (MDT) was a single occupancy dwelling supported by a specialist staff team. As such, following a year-long period to secure a specialist care provider (including multiple attempts to procure services through Adults Supported Living Dynamic Purchasing System), the Authority and ICB have secured the services of Millennium Support to provide the care and support for the individual via a spot purchase arrangement given the specific care and support requirements of the individual. The procurement of Millennium Support has gone through the relevant Adult Social Care and ICB endorsement panels.	

As per instruction from the Authority, Millennium Support have purchased a property within Hull boundary for the sole use of providing specialist care and support for the individual. The property will be managed by WNF Group Limited (Company Number: 03920021) who will act as the landlord and will be responsible for the management of the property going forward.

However, before the individual can move in, there are a number of adaptations that need to be made in order to keep the individual and staff safe along with ensuring the environment is robust enough in order to minimise damage.

Working with the individual's Multi-Disciplinary Team (MDT), an environmental assessment was undertaken by the Occupation Therapist and agreed by the wider MDT of the requirements the individual will need in relation to their home.

The Authority have sought quotes for the above adaptations and works, from Millennium Care as they will be overseeing the implementation and reporting to the Authority via regular project meetings. However, despite this not going through the Authority's procurement process (due to the specialist nature of the works needed to be carried out), the Authority via its Multi-Disciplinary Team is satisfied that the quotes for work are proportionate to the level of work needed to be completed.

Attached is a full inventory of works done alongside the 3 quotes for the works (See Appendix A)

First Quote - £111,797.72

Second Quote - £135,655.73

Third Quote - £104,229.84

The Authority is seeking to use funds from the Disabled Facilities Grant to fund £104,229.84 which offers the best value for money.

The works will take approximately 8 weeks from completion and will coincide with the transition where staff will work with individuals on the inpatient ward as part of their section 17 leave. This will mean as soon as the property is ready, the individual will be able to step down into the community. This means the Authority and ICB are unable to begin transition until there is confirmation of the funding as the transition and refurbishment are interlinked.

Funding will be transferred to Millennium Support in the form of a grant as a lump sum who will project manage the works. The Authority's Service Development Commissioner will have oversight of the progress through fortnightly core group meetings to ensure progress is being made within the timescales.

- Failure to deliver the agreed proposal will require return of the grant funding

The maintenance of these specialist adaptations will be provided by WNF who will act as the Social Landlord and additional monies will be provided through Housing Benefit to ensure maintenance of the property long term.

Without the above adaptations, the individual will not be able to step down into the community and as such will be delayed discharge under Transforming Care Programme This will mean

the Authority will have failed in its statutory duty under the Care Act (2014) and under the Transforming Care Programme, which will bring about scrutiny from NHS England.

The Authority is therefore sought to raise an order for Millenium Support to refurbish and adapt the Single occupancy Supported living Property – in line with the approved environment assessment specification – to a maximum value of £104,229.84 and that the works be funded by the Disabled Facilities Grant (DFG).

Nature of Decision:

Non-Key

If this is a **key** decision, please include the decision's Forward Plan number

Exemptions

Is the accompanying formal report (or other documentation where applicable) exempt?

Yes/No

Reason the report (or other documentation) is exempt: *(Please insert the exemption paragraph included in the exempt report or exempt documentation)*

Background and Supporting Information:

Section 117 of the Mental Health Act 1983 (MHA) places a statutory duty upon the Local Authority and the ICB to plan and provide mental health after care for those detained in hospital under a treatment section of the MHA (section 3, 37, 45A, 47 and 48), which includes care and accommodation.

The individual has been detained under Section 3 of the Mental Health Act (1983) since 2020 and was admitted into a specialist Learning Disability inpatient unit service. Then individual is now deemed ready to step down into the community under the Transforming Care Programme and it is the responsibility of the Authority and ICB to secure appropriate care, support and accommodation arrangements under the Care Act 2014, Section 117 of the Mental Health Act 1983 Aftercare arrangements.

Use of Disabled Facilities Grant

The Assistant Director (Neighbourhoods and Housing) has the requisite delegations per the Executive Scheme of Delegation:

- 19.45 Assistant Director (Neighbourhoods and Housing)
- 19.45.1 The exercise of the functions of the Council in relation to strategic housing, including:
 - 19.45.1.3 Housing related grants;
 - 19.45.4 the determination of any applications for grant assistance pursuant to Housing legislation

The Housing legislation being Part I of the Housing Grants, Construction and Regeneration Act 1996. Further, in 2002 the government brought in the Regulatory Reform (Housing

Assistance) (England and Wales) Order 2002 (RRO) which created greater flexibility for authorities when determining grant/DFG applications. The Private Housing Renewal Policy states that in exceptional circumstances (where a grant exceeds £30k):

'A mechanism is available to determine applications that fall outside the existing policy. Where a strong case based upon need is established then such an individual application should be considered on its particular merits, taking into account any extenuating circumstances. The decision should be within the general spirit and purpose of the Council's renewal policy [...] where grant intervention is still indicated as an appropriate and reasonable option then an appraisal should be made by an internal referral mechanism established to deal with such special cases [...] the opinion of a panel made up of senior officers will be sought to assist in determining the enquiry.'

FINANCIAL IMPLICATION CONSIDERED: Yes

The works will be fully funded by Disabled Facilities Grant per its intended use and whilst there are significant pressures within the budget, the project will enable community discharge from a hospital setting for an individual on the Transforming Care Programme. This is a key priority for the Better Care Plan and Disabled Facilities Grant and creates a saving for NHS and Adult Social Care budgets in respect of savings by avoiding unnecessary inappropriate placement at an inpatient facility.

The joint health and social care NHS panel will be monitoring the funding element for the care delivery and there is an expectation over time that the Disabled Facilities Grant will support the reduction of level of care delivery the individual currently receives.

HUMAN RESOURCES IMPLICATIONS CONSIDERED: Not Applicable

There are no HR implications.

Equalities Impact Information:

The refurbishment and adaptations of the property will impact positively towards the Authority meeting its duties under the equalities act. The decision will mean that an individual with complex Mental Health Needs and Autism will be able to continue to live in their own home in their own community.

The refurbishment and adaptations will also provide staff with a safe environment in which to deliver care and support and will also provide more security for the person and their staff team from both internal and external factors.

Does the decision have relevance to equality or affect any group with protected characteristics?

See Appendix B – Equality Impact Screening Tool

No

Contact Officer: Christopher Oakley: Service Development Commissioner Adult Social Care

Chief Officer CommentsComments of the Director of Legal Services and Partnerships (Monitoring Officer)

The Council has a duty under the Housing, Regeneration and Grants Act 1996 to administer the Disabled Facilities Grant. Applications are open to all types of tenancy including Supported Living. The individual has complex care needs, and the property therefore requires significant amendments to enable the individual to live there safely.

The Disabled Facilities Grant can be managed by the applicants or by the Council on their behalf. In this decision Millenium Care First Ltd have sought the quotes and will manage the construction work on behalf of the individual. The quotes have been checked by members of the Multi-Disciplinary Team and the Council will still have oversight of the grant expenditure. (PG)

Comments of the Director of Finance and Transformation (Section 151 Officer)

The Director of Finance and Transformation confirms a budget provision is available in the capital programme for these works (SC)

Comments of the Assistant Director of Organisation Development & Human Resources and compliance with the equality act

There are no staffing or equality issues arising from this decision for the council. KH

Comments of the Portfolio Holder for Regeneration and Housing

I support the recommended option to use Disabled Facilities Grant funding to make necessary adaptations to this property which will greatly improve the quality of life for this resident and their family.

Scrutiny Comments

This decision has not been subject to pre-decision scrutiny (Ref. Sc8643 (FH))

Exceptional Circumstances

Is the decision record currently exempt from publication at the point of decision?	No
If yes, what date can the decision record be made public?	
Reason the decision record is exempt from publication at the point of decision:	

Signature of Decision Maker:

Signed: Signature Confirmed

Date signed: 03/03/2025

FOR COMPLETION BY THE SCRUTINY OFFICE:

Date published on CMIS: 04.03.25
Can the decision be called in?	No
Date decision comes into force: 04.03.25