



Developing
Mental Health Services
in Buckinghamshire



New Accommodation and Support development across Buckinghamshire

1. The situation now

- a) Buckinghamshire County Council and the District Councils have the statutory responsibility to ensure that people's assessed housing and support needs are met.
- b) People who receive services from Buckinghamshire Mental Health Trust and Berkshire Healthcare Trust are able to access services commissioned by Buckinghamshire County Council 1. to meet their housing and support needs.
- c) Across Buckinghamshire we have a range of different types of models of accommodation and support provided by independent sector organizations. See Appendix 1.
- d) The number and range of existing services does not meet the level of demand. People who have been assessed as needing community based accommodation by Buckinghamshire Mental Health Trust are currently spending longer than they need to in hospital inpatient services because of this.
- e) The Integrated Mental Health Commissioning Strategy 2003-2006 has set out what we need to do to address this.

2. What has happened over the last two years?

- a) Based on the Integrated Adult Mental Health Commissioning Strategy there have been significant developments in the range of accommodation and support for people with mental health difficulties.
- b) People referred into these services come from a range of settings including inpatient services, family home, and unsuitable existing out of area placements. The following sets out the service developments that have taken place during 2004- 2005 to partially address the issues that have precipitated the need for change.

Nomination Agreements

- Buckinghamshire County Council in 2004 invested £405,000 (non –recurrent) to support a Registered Social Landlord to purchase 15 properties (£130,000 each) between August 2005 and January 2006. These properties will be purchased on the open market. In return Buckinghamshire Mental Health Trust (BCC statutory responsibilities discharged through the S31 Agreement) will have sole nomination rights to the properties for a term of 10 years (with scope to renew the agreement in year 9).
- The properties will have a minimum of one double bedroom, bathroom, living/dining room and kitchen. The properties will be located in areas where there are particular pressures on the demand for accommodation and support. Properties will not be purchased in areas where there are specific known environmental risks that have been identified by operational staff. The properties will distributed in the following ways (See Appendix 2)

1. 5 Units in High Wycombe
 2. 5 Units in Aylesbury
 3. 3 Units in Amersham/ Chesham
 4. 2 Units in South Bucks
- The nominees will be issued with Assured Short hold Tenancies and will pay rent set at housing benefit rent level by the administering District Council. The properties will be partly furnished consisting of white goods, carpets and curtains to be renewed at specified intervals. People will be supported in these flats through new community based health and social care services provided by Buckinghamshire Mental Health Trust and voluntary sector providers

Refurbishment of three group homes

- Buckinghamshire County Council has invested £170,000 to redevelop three Group Homes to develop five self-contained flats.

Spring Gardens

- Buckinghamshire County Council have commissioned Hightown Praetorian to provide 24hr support to 6 self contained flats owned by a Registered Social Landlord in High Wycombe. The flats are located within a single building and service users are able to access support when they require it. Service Users moved in to this new development in June 2005.

Standing List of Domiciliary Care Providers

- Buckinghamshire County Council successfully completed a tender process to select some specialist domiciliary care providers for people with mental health and learning disabilities in their own homes. This will increase the range of community support to enable people to live as independently as possible. This service can be accessed 24 hrs a day seven days a week. Packages of care are purchased by Social Workers working within Buckinghamshire Mental Health Trust on a case by case basis. This service has been operational since January 2005

3. What is happening over the coming two years?

- A tender process commenced in October 2005 to identify a suitable Registered Social Landlord to work with a care provider to develop the specified service provision. The scope of the reprovion includes the 3 Mental Health residential homes and one group home provided currently by Fremantle Trust, which are currently providing 49 beds and the development of an additional 27 beds to meet the increased demand for social care supported housing services. The additional increase in beds above the existing services will be subject to Buckinghamshire County Councils financial planning processes. Capital funding of £4,385,000 has been secured for the reprovion to ensure that a Registered Social Landlord is able to develop the appropriate range of accommodation. The selection of a new housing and care provider will be complete by October 2006, with a likely two year development programme to deliver the final model.

For further information please contact:

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Appendix 1. Accommodation list commissioned by Buckinghamshire County Council
Integrated Mental Health Commissioning – September 2005

Provider	Address	Accommodation Type and Description	Spot or Block
Fremantle Trust	High Wycombe	Registered Care – 15 places	Block
Fremantle Trust	Amersham	Registered Care – 12 places	Block
Fremantle Trust	Princes Risborough	Registered Care – 16 places	Block
Hightown Praetorian	Aylesbury	Registered Care – 8 places	Block
Together	Aylesbury	Registered Care – 8 places	Block
Advance Housing and Support	High Wycombe	Registered Care – 6 places	Block
Hightown Praetorian	High Wycombe	Supported Living – 6 places	Block
Advance Housing and Support	Aylesbury	Supported Living – 13 places + Easy Access Bed	Block

Group Homes

Area	Address	Beds
Chiltern and South Bucks	Chesham	4
	Chesham	3
	Great Missenden	7
	Chalfont St Giles	4
Wycombe	High Wycombe	6
	High Wycombe	3
	High Wycombe	3
	High Wycombe	4
	High Wycombe	5
	Princes Risborough	3
	Princes Risborough	3
Aylesbury	Aylesbury -	2
	Aylesbury	2
	Wendover	4
	Aylesbury	3
	Aylesbury	4
	Aylesbury	2
	Aylesbury	2
	Aylesbury	4
	Aylesbury	4

Appendix 2. New service development to be in place by January 2006

NOMINATIONS – PARADIGM (31st October 2005)

ADDRESS	Completion dates
AYLESBURY	
Property 1.	10.10.05 – tenancy starts
Property 2.	14.11.05 - completion
Property 3.	24.10.05 – tenancy starts
Property 4.	19.09.05 - completion
Property 5.	11.11.05 – ready to let
HIGH WYCOMBE	
Property 6.	11.11.05 – ready to let
Property 7.	31.10.05 – tenancy starts
Property 8.	03.10.05 – ready to let
Property 9.	04.11.05 – ready to let
Property 10.	14.11.05 – ready to let
CHILTERN & SOUTH BUCKS	
Property 11. Chesham	03.10.05 – ready to let
Property 12. Chesham	24.10.05 – ready to let
Property 13. Amersham	Awaiting exchange of contracts
Property 14. Burnham	Awaiting exchange of contracts
Property 15. Beaconsfield	Property yet to be found

NOMINATIONS – ADVANCE

ADDRESS	Completion dates
32 Fleet Street	24.10.05
32a Fleet Street	24.10.05