

30th November 2015**Agenda Item: 9****REPORT OF THE SERVICE DIRECTOR FOR MID NOTTINGHAMSHIRE****PROPOSAL FOR ADDITIONAL EXTRA CARE ACCOMMODATION FOR
MANSFIELD****Purpose of the Report**

1. The purpose of this report is to request approval for work with Mansfield District Council to develop proposals for additional Extra Care accommodation on the former Mansfield General Hospital site – subject to a further report being brought back to the Committee in early 2016 to confirm and seek approval for the exact amount of Extra Care capital funding required.

Information and Advice**The County Council's Extra Care Strategy**

2. As part of its commitment to improving choice and support for older adults, the Council is committed to ensuring that there is Extra Care provision in every District and Borough in Nottinghamshire. To do this, the Council has a first tranche of capital funding (£12.65 million) available for the delivery of a minimum of 160 new Extra Care housing places across Nottinghamshire by March 2018. In addition, a second tranche of funding (an additional £12.35 million) has been reserved for further Extra Care capital and can be accessed as required via submission of a report / Business Case to the Council's Corporate Asset Management Group. These two tranches together create a combined Extra Care capital budget of £25 million.
3. From the combined Extra Care capital pot of £25 million:
 - a total of £9.55 million has already been committed to new Extra Care schemes that have either started work on site or which are agreed/ready to start on site subject to final contract documentation
 - a further £10.28 million is likely to be required for a number of schemes which have been agreed in principle, as well as other potential schemes in earlier stages of development.
4. Considering these committed schemes and the likely schemes together as a whole, the total range of schemes identified to date will ensure that there is Extra Care provision in every District and Borough – whilst at the same time leaving £5.17 million from the original £25 million pot available for the creation of additional new Extra Care

accommodation in those parts of the County where there is the greatest need, such as Mansfield.

5. Mansfield is a densely populated urban area and there is a recognised oversaturation of care homes. Whilst the Council's social care teams across the County are supporting more older adults in community settings, the Council needs viable alternatives to residential care in order to be able to continue to reduce inappropriate admissions. Additional Extra Care provision in Mansfield would help to ensure there are sufficient alternatives to residential care.

Overview of existing Extra Care schemes in Mansfield

6. The Poppy Fields Extra Care scheme, currently being developed in partnership between Mansfield District Council (MDC) and Nottinghamshire County Council, will be sited on land owned by the District Council. In addition to capital funding by MDC and the County Council, the scheme has also secured a £1.3m grant from the Department of Health.
7. MDC is project managing the building works on site, with the accommodation scheduled to be ready from late November/early December 2015 onwards. The scheme is set to formally open in early 2016 following the completion of the build of the onsite communal hub.
8. The Poppy Fields scheme will provide purpose built communal facilities along with 64 new homes for older adults. The homes will be a mix of 1 and 2 bed houses, bungalows and apartments - including 10 bungalows specifically designed for older adults needing specialist dementia support. MDC will be the landlord for all 64 new homes and will manage the use of the whole site, including the communal facilities.
9. All of the 64 new homes on the Poppy Fields site will be built to the County Council's Extra Care standard, designed to meet the possible future needs of tenants e.g. level access showers, wheelchair turning circles, accessible kitchens, built-in call alarms etc. Of the 64 new homes being created on the site:
 - 10 will be available as part of a MDC shared ownership scheme (part rent from MDC/part buy)
 - 48 will be available for rent from MDC and will be let to older adults who are assessed by the County Council as being eligible for social care support and as requiring Extra Care accommodation. It is intended that the 48 nomination units will be used to provide an alternative to residential care.
 - 6 homes will be for older adults to rent from MDC in line with the District's eligibility criteria.
10. In order to be considered for one of the 48 nomination units, an individual will need an assessment of social care needs. Care assessments are carried out by the County Council's Older Adults Assessment Team, which is currently developing a waiting list for the 48 NCC nomination units on the Poppy Fields scheme. The older adults who move into Poppy Fields will be assessed as having a high level of personal care and support

needs and will receive personal support services from the Council's chosen care provider.

11. In terms of the care support available on site, the County Council has commissioned its local home based core care provider to deliver personal care support to tenants in the 48 NCC nomination units via an on-site care team. Care staff will be on site 24 hours/7 days a week. The care support provided on-site will vary in line with each individual's agreed care and support plan. Extra Care housing is designed to support older adults to live as independently as possible and so tenants must be willing and able to manage on their own for parts of the day.

Proposal for additional older adults Extra Care in Mansfield

12. In addition to the Poppy Fields development, the District Council intends to build a new housing scheme for older adults on the site of the former general hospital in Mansfield, and has asked if the County Council would like nomination rights to some of this new accommodation for use as an extension to the Poppy Fields Extra Care scheme.
13. The new older adults housing scheme, off West Hill Drive, will consist of:
 - 12 bungalows (general needs older adults housing for rent from MDC)
 - an apartment block of 42 apartments overall, consisting of 34 two bed apartments and 8 single bed apartments (this is as MDC says it has a greater local demand for 2 bed older adults housing).
14. The site is relatively near the Poppy Fields scheme (circa 10 minutes walk) and officers in the two councils have held initial discussions about whether 10 of the apartments could be used as an outreach to the Poppy Fields scheme. The proposal is that the Core Care Provider Team, based 24/7 on the Poppy Fields, would move between Poppy Fields and the new scheme on the former Hospital site to deliver care and support as required.
15. It is intended that the design of the new accommodation will meet the NCC Extra Care Design Brief, with the proposed layout including wheelchair accessible apartments with open plan kitchen/living rooms, bathrooms with level access showers etc.
16. MDC is keen to progress its plans for the new scheme, with a view to being on site in May 2016. MDC intend to apply to the HCA for some grant funding. If NCC wants to use some of the apartments as Extra Care, MDC would require a capital contribution in return for nomination rights
17. As set out in paragraph 2 above, from its first tranche of £12.65 million, the County Council has committed Extra Care capital of £9.55 million towards the cost of creating six new Extra Care schemes (including Poppy Fields). At each of the new schemes the Council has contributed different amounts ranging from 11% to 46% of the total build cost dependent on the size and design of the building.
18. Mansfield District Council is currently finalising its design and costings for the proposed new scheme on the former hospital site. It is expected that the funding contribution likely to be requested from the County Council would be lower than that provided for

Poppy Fields, in recognition that the development on the former hospital site would be a much smaller housing scheme. The initial discussions at this stage regarding the proposed new Mansfield scheme have been looking at the County Council contributing approximately £40,000 per unit i.e. £400,000 for 10 units of accommodation.

Other Options Considered

19. When deciding where to create new Extra Care accommodation, the location of existing schemes, as well as demand/population demographics are all considered by officers when making recommendations to Committee in order to ensure a good geographic spread across Nottinghamshire.
20. In addition to the 64 new homes being created on the Poppy Fields site as part of phase 1, construction is now also underway for a phase 2 development on the site to create an additional 20 general needs older adults homes (also due to be ready in 2016). A further phase 3 also planned for the site to create general needs housing open to any age group. Following careful consideration, it has been decided that it would not be suitable to use any of the phase 2 accommodation for additional Extra Care housing as it would lead to the a scheme that was predominately populated by older adults with care needs – in contrast, the County Council’s usual Extra Care model is to have nomination rights to a proportion of the overall total number of housing places provided, in order to help create a balanced and sustainable older adults community.

Reason/s for Recommendation/s

21. The percentage of the population aged 65 and over in Mansfield is similar to the percentage for Nottinghamshire as a whole. However, Mansfield is a densely populated urban area and there is a recognised oversaturation of care homes. Additional Extra Care provision would help to ensure there are sufficient alternatives to residential care.
22. As part of its approach to Extra Care, the County Council is considering where there might be opportunities to use the 24/7 onsite care teams provided within Extra Care schemes to provide additional care services where appropriate to the local older adults communities adjacent to Extra Care schemes. This type of ‘Extra Care Outreach’ model could be tested in Mansfield by using the Poppy Fields Care Team to provide support services to 10 of the apartments on the former hospital site. Piloting this outreach approach in Mansfield would build on the extremely positive work already underway locally by Council’s Older Adults Team – where strong and effective partnership working with the CCG and MDC is enabling accommodation to be used to ensure the safe and timely discharge of older adults from hospital.

Statutory and Policy Implications

23. This report has been compiled after consideration of implications in respect of crime and disorder, finance, human resources, human rights, the NHS Constitution (Public Health only), the public sector equality duty, safeguarding of children and vulnerable adults, service users, sustainability and the environment and ways of working and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

Financial Implications

24. The exact capital funding that would be required to cover the cost of contributing to this proposed new Mansfield scheme needs to be established via further work with MDC. However, it is anticipated that the cost could be covered from within the £3,095,448 funding currently unallocated in the Extra Care Capital budget.

Service User Implications

25. The creation of additional Extra Care provision will provide additional choice and opportunity for Service Users.

RECOMMENDATIONS

That:

- 1) the Committee gives approval for work with Mansfield District Council to develop proposals for additional Extra Care accommodation on the former Mansfield General Hospital site
- 2) a further report be bought back to the Committee in early 2016 to confirm and seek approval for the exact amount of Extra Care capital funding required.

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Constitutional Comments (SMG 10/11/15)

26. The proposals in this report fall within the remit of this Committee.

Financial Comments (KAS 09/11/15)

27. The financial implications are contained within paragraph 24 of the report.

Background Papers and Published Documents

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

Previous update reports on Extra Care to the Adult Social Care and Health Committee on the following dates: 29 October 2012, 7 January 2013, 1 July 2013, 9 September 2013, 3 February 2014, 7 July 2014, 2 February 2015, 29 June 2015 and 15 July 2015

Electoral Division(s) and Member(s) Affected

All.

ASCH356