

**29<sup>th</sup> June 2015****Agenda Item: 10****REPORT OF THE SERVICE DIRECTOR FOR MID NOTTINGHAMSHIRE****DEVELOPMENT OF PROPOSALS FOR NEW EXTRA CARE SCHEMES FOR  
NEWARK, WORKSOP AND ARNOLD****Purpose of the Report**

1. The purpose of this report is to update the Committee about progress with the development of proposals for new Extra Care schemes for Newark, Worksop and Arnold.
2. It is also to seek approval for the submission of joint bids to the Homes and Communities Agency (HCA) with both Newark and Sherwood District Council and Bassetlaw District Council. The purpose of the bids is to attempt to secure grant funding that could be used to deliver extra care housing schemes in Worksop and Newark.

**Information and Advice**

3. Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972. Having regard to all the circumstances, on balance the public interest in disclosing the information does not outweigh the reason for exemption because the information comprises commercially sensitive and confidential information about the Extra Care schemes. The exempt information is set out in the Exempt Appendix.

**The County Council's Extra Care Strategy**

4. As part of its commitment to improving choice and support for older adults, 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. A second tranche of funding (an additional £12.3 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.
5. Within each new Extra Care scheme created, the County Council will have nomination rights to a proportion of the overall total number of housing places provided. The older adults placed by the Council within the nomination units will be assessed as having a high level of personal care need and will receive services from the Council's local care provider.

6. The accommodation created by each new scheme (both the Council's nomination units, as well as the other homes within the schemes) will all be built to the same high-quality Extra Care standard, designed to meet the possible future needs of aging residents (e.g. level access showers, wheelchair turning circles, accessible kitchens, built-in call alarms etc). This means that all the older adults within each Extra Care scheme (both those in the Council's nomination units as well as those in the other accommodation) will benefit from living in accommodation designed to help older adults to remain living at home safely for longer.
7. To date, the County Council has committed Extra Care capital of £9,554,552 as a contribution towards the combined total cost of £46,450,000 for six new Extra Care schemes (as set out in the exempt appendix to this report) i.e. overall the County Council will contribute 21% to the total combined cost of the six new schemes. This level of investment illustrates that in addition to providing a supportive living environment for older adults, the County Council's capital contribution towards new Extra Care schemes attracts inward investment (e.g. through housing developers) and also helps to create local employment in the construction and care sectors, thereby aiding economic development in the County.

#### **The link between Extra Care and the Care Act 2014**

8. The Care Act 2014 states that local authorities must promote wellbeing when carrying out care and support functions. The Act makes reference to suitable accommodation for older adults as part of the duty of promoting wellbeing, and the concept of 'independent living' is a core part of the wellbeing principle enshrined within the Act.
9. The Care Act 2014 states that housing must be considered as part of an assessment process that may prevent, reduce or delay adults' social care needs – and that care and support should be delivered in an integrated way, in cooperation with partner bodies, including housing. Extra Care can therefore play an important part in helping the County Council to meet its duties under the Care Act, as well as delivering the County Council's commitment to providing a realistic cost effective alternative to residential care for older adults.

#### **The opportunity for HCA grant funding for new Extra Care in Nottinghamshire**

10. At its meeting on 2<sup>nd</sup> February 2015, the Adult Social Care and Health (ASCH) Committee gave approval for officers to work with Newark and Sherwood District Council, with Bassetlaw District Council, and with Gedling Borough Council to develop proposals for the creation of new Extra Care schemes in Newark, Worksop and Gedling respectively.
11. Following the Committee meeting, on 17<sup>th</sup> February 2015 the Homes and Communities Agency (HCA) then launched the second phase of the national 'Care and Support Specialised Housing Fund'. The fund makes available up to £120 million of the capital grant for innovative and well-designed affordable housing for older people and adults with disabilities and mental health problems – including new Extra Care schemes.
12. In their role as Housing Authorities, Newark & Sherwood District Council and Bassetlaw District Council both approached the County Council about supporting an application

each wanted its housing provider to make to the HCA for grant funding towards the cost of new Extra Care schemes in Newark and Worksop.

13. In response to those requests, ASCH officers provided both District Councils with a letter for the HCA to outline the County's commitment to the development of new Extra Care across Nottinghamshire. The letters gave 'in principle' support to the development of planned new Extra Care schemes in Newark and Worksop, subject to ASCH Committee approval. The HCA is expected to announce its funding decisions in October 2015, and should the HCA offer grant funding for new Extra Care schemes in Newark and Worksop, then the ASCH Committee will be asked to consider approval for capital funding as a contribution towards the cost of those possible new schemes (in return for a capital contribution, the County Council will receive nomination rights to a proportion of the new homes created within each scheme).
14. An exempt appendix to this report outlines the potential costs for the possible new Extra Care schemes for Worksop and Newark, along with an overview of the commitments already made by the Council for the first tranche of Extra Care capital. With regard to the possible new schemes for Newark and Worksop, it should be noted that work is on-going with officers from both District Councils to refine proposals and confirm the level of capital funding that might be requested from the County Council should these schemes be awarded HCA grant monies.

#### **Update regarding possible new Extra Care Scheme for Newark**

15. As set out in the above section of this report, ASCH officers have been working with Newark and Sherwood District Council (and its designated housing provider, Newark & Sherwood Homes) to develop a proposal to use some of the District's land at Bowbridge Road to create an Extra Care Housing scheme of 60 apartments for older people.
16. Initial discussions between County and District officers have outlined the potential request for a contribution from the County Council of up to a maximum of 38% of the development costs of a scheme on the Bowbridge Road site. A contribution at this level would be in line with the contribution levels agreed for other Extra Care schemes. Furthermore, on-going work with the District Council to refine the proposed design may mean that it is actually possible to reduce the County's contribution to closer to 35% of the total development costs.
17. In return for a capital contribution, the County Council would have nomination rights to 40 of the 60 new apartments within the scheme (i.e. 67% of all of the new apartments created on the site) for use by older adults who are assessed by the Council as eligible for social care support.
18. Work between officers in the District and County is on-going to refine initial scheme proposals (both scheme design and development costs). Once the HCA grant decision is known, a report will be brought back to ASCH Committee in the autumn to request approval for use of some of the County's Extra Care capital as a contribution towards the cost of developing a new scheme in Newark.

### **Update regarding possible new Extra Care Scheme for Worksop**

19. Officers have been working with Bassetlaw District Council (and its designated housing provider, A1 Housing) to develop a proposal for a new Extra Care Housing scheme for older people in Worksop. Initial scoping has identified that there is potential to expand the footprint of the existing Abbey Grove site, to allow for the complete redevelopment of that Extra Care scheme in order to provide improved, and increased, Extra Care accommodation for older adults. If this option was to go ahead, existing tenants would need to move to an intermediate scheme but upon return would benefit from a high standard of modern accommodation, which would better meet their housing needs and care needs.
20. Initial discussions between County and District officers have outlined the potential request for a contribution from the County Council of up to a maximum of 36% of the development costs if a redevelopment of Abbey Grove was to go ahead. A contribution at this level would be in line with the contribution levels agreed for other Extra Care schemes. In return for its contribution, the County Council would have nomination rights to 36 of the 50 new Extra Care apartments i.e. 72% of all of the new apartments created on the site.
21. Work between officers in the District and County is on-going to refine initial scheme proposals (both scheme design and development costs). Once the HCA grant decision is known, a report will be brought back to ASCH Committee in the autumn to request approval for use of some of the County's Extra Care capital as a contribution towards the cost of developing a new scheme in Worksop.

### **Update regarding possible new Extra Care Scheme in Arnold**

22. Discussions with regard to a new Extra Care scheme in Arnold have identified that there is the opportunity for the County Council to work with Gedling Borough Council to submit an application to the HCA for grant funding under its 'Continuous Market Engagement' (CME) approach. In order to do so, the County Council will need to conduct a tender exercise to select a housing provider to develop a scheme.
23. Work between officers in the County and Borough is on-going to scope initial scheme proposals (scheme design and proposed development costs), with a report to be brought back to ASCH Committee in the autumn to set out further details for the proposed scheme, and to seek approval for the County to put in place a tender process to select a housing provider and submit an application to the HCA for CME funding.

### **Other Options Considered**

24. 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.

## **Reason/s for Recommendation/s**

25. Experience shows that partnership working is a key factor to the development and successful operation of Extra Care accommodation - the engagement of the District and Borough Councils with the proposals set out in this report bodes well for the successful creation of new Extra Care accommodation in those areas.

## **Statutory and Policy Implications**

26. 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**

27. There are no financial implications arising from the report.

## **RECOMMENDATIONS**

That the Committee:

- 1) notes the progress with the development of proposals for the new Extra Care schemes in Newark, Worksop and Gedling
- 2) approves the submission of joint bids to the Homes and Communities Agency (HCA) with Newark and Sherwood District Council and Bassetlaw District Council for the Newark and Worksop Extra Care housing schemes.

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## **Constitutional Comments (LM 15/06/15)**

28. The Adult Social Care and Health Committee has delegated authority within the Constitution to approve the recommendations in the report.

## **Financial Comments (KAS 16/06/15)**

29. The financial implications are contained within paragraph 27 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

## **Electoral Division(s) and Member(s) Affected**

All.