

1st July 2013

Agenda Item: 5

REPORT OF THE SERVICE DIRECTOR FOR PERSONAL CARE AND SUPPORT – OLDER ADULTS

EXTRA CARE HOUSING SCHEME DEVELOPMENT IN GEDLING DISTRICT

Purpose of the Report

1. The purpose of this report is to provide an update with regards to an opportunity to develop an Extra Care Housing scheme in the Arnold district of Gedling.
2. To outline the proposed process by which the scheme could be delivered.
3. To seek permission to progress the project and develop the scheme in partnership with Gedling Homes.

Information and Advice

4. Extra care housing can provide a real alternative to long term care for many people. The proposed model of extra care can help people remain within their own homes with the necessary level of care and support. Across Nottinghamshire we still need to reduce the number of people who need to be in residential and nursing care and increasing our provision of extra care housing will assist with this.
5. As part of the Living at Home programme and the previous Aiming for Excellence programme the Council has recognised the need to see extra care provision made available as widely as possible. It has therefore previously committed to securing up to 160 new extra care places across the County to support older adults to live more independently in later life.
6. Following completion of a procurement exercise, phase 1 of the extra care project has secured the future development of 55 of the 160 places. The Council will have nomination rights to 30 of the total of 140 units at Eastwood in the Broxtowe district and 25 of the total number of 93 units in Retford which is in the Bassetlaw district.
7. The procurement process used for phase 1 did not award a contract in the Mansfield district and it therefore remains a priority to deliver a scheme in the Mansfield and Ashfield districts during phase 2. We are currently awaiting the outcome of a joint bid for funding to develop an extra care scheme in the Mansfield district in partnership with Mansfield District Council. If successful this will enable a scheme to be built in Mansfield within the next eighteen months.

8. Phase 2 of the extra care project is now focussed on securing the remaining 105 units across the County in areas where there are currently gaps in the provision of extra care housing and two main options have been identified as being able to deliver these.
9. Firstly, work is underway with colleagues in strategic property looking at land that the Council owns which could be used to build new extra care schemes on the same or a very similar basis to Eastwood and Retford.
10. Secondly, the Council is open to considering opportunities that may be available to deliver schemes in existing suitable housing stock that could be converted to meet the service specification for extra care housing.
11. One such opportunity has been identified in Gedling at St. Andrews House in the Arnold District. The accommodation was built in the late 1980s by the Borough Council and is now owned by Gedling Homes, the social landlord who owns and manages the former Gedling Borough Council housing stock.
12. Gedling Homes are considering undertaking a refurbishment programme of St. Andrews House. However, their available investment is not sufficient to renovate it to a standard which the Council would consider to be a suitable extra care housing scheme.
13. As has been previously identified by the County Council the provision of extra care is one that meets a social and general economic need of the community and it has, as part of its policies, looked to improve extra care provision across the County area.
14. This report seeks approval to reach an agreement with Gedling Homes in order to ensure that they can complete the renovation of St. Andrews House to an extra care standard required by the County Council in return for a fixed number of nomination rights.

St. Andrews House

15. St. Andrews House is located on Digby Avenue in the Arnold South District of Nottinghamshire and currently consists of 53 bedsit apartments. Currently operated as a sheltered housing scheme, it was built in the late 1980s as an 'extra care' scheme under the then accepted standards. The scheme was sheltered housing accommodation that had an onsite warden but did not provide any care support. The building is split over three floors and also has two additional buildings on site, one spacious storage facility and another building containing three two bedroom flats that were originally used as staff accommodation.
16. Gedling Homes, as part of a rolling schedule of refurbishments have identified St. Andrews House as in need of updating and had planned to reduce the overall number of units to improve the specification of the accommodation.
17. St Andrews House also currently provides a number of communal areas, a computer and conference facility and an operating commercial kitchen. There is also a conservatory and outside space that enhances the accommodation.

Opportunity for Nottinghamshire County Council and Gedling Homes

18. There is an opportunity for the Council to work in partnership with Gedling Homes to develop an extra care scheme that would meet the same specification that the Council has recently used for the proposed new builds in Eastwood and Retford.
19. In order to do this the Council would enter into an agreement with Gedling Homes with the County Council providing payment for the upgrade in the completed works necessary for St. Andrews House to become an extra care facility.
20. As a part of the arrangements the Council would have access to approximately 15 units for nominees of the Council who would otherwise be at risk of being admitted into long term care.
21. In addition to the one and two bedroom apartments that the Council will have nomination rights to, the scheme will have a degree of flexible space that can be used by the tenants to develop their own networks and also invite in visitors i.e. health professionals, chiropodists, hair dressers, evening classes. Services such as wellbeing clinics could also take place at the scheme.
22. The structure of the relationship between the Council and Gedling Homes will be developed with legal advice and will be appropriate to ensure that the Council meets all its legal obligations, in particular it will ensure that the funding made available is only that funding necessary to meet the shortfall to ensure the building is delivered to the Council's extra care standards and there shall be no over compensation.

Timings and Cost

23. The cost to the Council would be no greater than £592,000.
24. Gedling Homes have estimated a 10 month refurbishment schedule pending planning approval. The anticipated start date is September 2013 with a proposed completion date of July 2014.

Other Options Considered

25. Throughout the Aiming for Excellence programme and subsequent Living at Home programme significant work has been carried out to secure a site in the Gedling district where a new build scheme could be developed. Officers have also met on a number of occasions with officers from Gedling Borough Council to see if there is any other suitable land but this has not resulted in anything suitable or available being found.
26. The County Council does not own any suitable land in the district and there have not been any other opportunities that could deliver a scheme. This therefore means that there is no extra care service provision in the district and at the moment there are no possible alternative opportunities.

Statutory and Policy Implications

27. This report has been compiled after consideration of implications in respect of finance, the public sector equality duty, human resources, crime and disorder, human rights, the safeguarding of children, sustainability and the environment and those using the service and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

Implications for Service Users

28. The proposal enhances the service offer available for older adults in Gedling.

Social Value Considerations

29. The scheme will enable older adults in the Gedling area to meet up and develop their own social networks thereby improving the social wellbeing of the area. Given the extensive consultation carried out regarding the Living at Home programme it is not considered necessary to undertake further consultation now.

Financial Implications

30. See costs section above.

Equalities Implications

31. An Equality Impact Assessment has been completed for the Living at Home Programme.

RECOMMENDATION/S

It is recommended that:

- 1) Approval is given to officers to continue discussions and develop an agreement with Gedling Homes.
- 2) The proposed agreement for extra care at Gedling be brought back to Committee for approval.

DAVID HAMILTON

Service Director for Personal Care and Support – Older Adults

For any enquiries about this report please contact:

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Constitutional Comments (LM 12/06/13)

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

Financial Comments (CLK 10/06/13)

33. The financial implications are contained in paragraph 30.

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.

- a. Previous reports to Adult Social Care and Health Committee on Extra Care Housing:

[Update report 29th October 2012](#)

[Update report 7th January 2013](#)

Electoral Division(s) and Member(s) Affected

All