

28th October 2013**Agenda Item: Urgent Item****REPORT OF THE SERVICE DIRECTOR FOR PERSONAL CARE AND
SUPPORT – OLDER ADULTS****POTENTIAL EXTRA CARE HOUSING SCHEME IN ASHFIELD DISTRICT****Purpose of the Report**

1. The purpose of this report is to inform the Adult Social Care and Health Committee about the intention by Ashfield District Council to redevelop housing for older people at Darlison Court, Ogle Street, Hucknall, and to seek approval for the County Council's involvement in the scheme to enable the provision of 10 units of extra care housing to be developed as part of the scheme.

Information and Advice**History of the Darlison Court site**

2. Darlison Court is an over 60s sheltered housing complex in the centre of Hucknall consisting of 32 bed-sits over two floors with shared bathing facilities and no lift. Darlison Court has been empty since June 2012. This type of accommodation is no longer in demand and is not appropriate to meet the needs and expectations of elderly residents who wish to live independently for longer and who require larger living spaces that accommodate carers and family. The site is owned by Ashfield District Council and managed and secured by Ashfield Homes.
3. In November 2012 Ashfield District Council Cabinet resolved to demolish Darlison Court and the garages to the rear. In March 2013 Ashfield District Council Cabinet resolved to allow redevelopment of the Darlison Court site, including 6 flats on Ogle Street, to provide designated accommodation for tenants over 60 years of age. In September 2013 Ashfield District Council resolved that the area of the site for redevelopment be further extended to include 5 council owned bungalows on Ogle Street.
4. Officers of the County Council have been in discussions with officers of Ashfield District Council regarding the potential for including units of extra care housing in any new scheme for this site since early 2013. These discussions have continued through the summer and autumn to a point where an outline scheme has been developed. The details of the proposed scheme are set out below.

Proposed scheme for Darlison Court

5. The scheme for Darlison Court proposes the development of 40 units of accommodation to be built in 2 blocks of apartments of 2/3 storeys. It is proposed that there will be 8 1-bed flats and 32 2-bed flats. All 40 units of accommodation will be available for social renting and it is proposed that 10 units (the 8 1-bed flats and 2 2-bed flats) will be made available to the County Council to nominate tenants who would benefit from an extra care service. The development will be to a design specification equivalent to other schemes being supported by the County Council and will include the provision of a range of communal facilities to support the provision of extra care services.
6. All of the tenants nominated by the County Council will meet the Council's eligibility criteria for the extra care service which will mean that they can access on-site care support 24/7. Nominations of the nominated tenants will be undertaken by the County Council in discussion with Ashfield District Council/Ashfield Homes and the care provider. The care provider will be identified by the County Council and the County Council will be responsible for paying the care provider. The care provider will provide support to all nominated tenants as it is required. The support will be flexible, in that there can be both planned and unplanned support, and that the support can be changed in accordance with the individual's needs.
7. The cost of the development will be funded by Ashfield District Council. It is proposed that the County Council will contribute capital funding towards the overall cost of the scheme to facilitate the provision of extra care services as part of the scheme. This contribution will be largely towards the communal facilities to be created as part of the development. An indicative costing has been produced for the scheme which estimates the cost of providing such additional facilities at £853,000, resulting in a contribution by the County Council of £85,300 per nomination unit. The actual contribution will be determined following further discussions with Ashfield District Council regarding detailed design of the scheme and following a tender process for the development of the scheme.
8. The length of time for which the County Council would have nomination rights to the 10 units will be subject to further discussion with Ashfield District Council but it is not expected to be less than 30 years. The County Council would be responsible for meeting the costs of any void periods in relation to these nomination units in excess of agreed periods for letting the properties to nominated tenants. Such matters will be contained in a nominations agreement.
9. The content of such an agreement together with any other legal agreements which may be needed between the County Council and other parties including Ashfield District Council, Ashfield Homes and the developers of the scheme as a result of the County Council's involvement in this scheme will be the subject of further discussions.
10. Ashfield District Council wish to proceed with finalising the design of the scheme and submitting a formal planning application with some urgency and hence require an indication of the County Council's willingness to participate in this scheme. Should Committee agree in principle to the County Council's involvement in this scheme details of the final scheme, the County Council's financial contribution and the details of any nominations and other legal agreements will be reported back to the Committee.

Other Options Considered

11. The County Council has been exploring opportunities to develop extra care housing in the Ashfield District for some time and has been unsuccessful in identifying appropriate sites or redevelopment opportunities with the exception of the Darlison Court proposal.

Reason/s for Recommendation/s

12. The County Council has adopted an approach and commitment to the further development of extra care housing across the County. At the moment there are some areas which have no extra care facilities so these have become a focus for the Authority. Ashfield is one such area. Should the Committee agree in principle to these proposals then further work will be undertaken as a matter of urgency to comply with Ashfield District Council's development plan and to finalise design and contractual arrangements.
13. The Committee has previously approved extra care schemes in Eastwood, Retford and Mansfield. The contributions per unit for these schemes were estimated at £70,000 per unit for the scheme in Eastwood, £81,000 for the scheme in Retford, and £70,000 per unit for the scheme in Mansfield. The estimated contribution of £85,300 per unit for the scheme at Darlison Court is comparable to the contributions per unit on these other schemes. The final contribution per unit figure will be subject to change following the conclusion of further negotiations with Ashfield District Council regarding the detailed specification for the scheme and to a tender process for the development.
14. The County Council can expect to achieve revenue savings through the development of extra care housing which provides a cheaper alternative to long-term residential care.
15. Extra care housing also provides a better quality of life and better outcomes for service users who, with the help of a range of flexible support services, are able to live independently for longer within their own home environment. The units in this scheme are also to be made available at social housing rent levels. The demand for such units is therefore expected to high and consequently the level of voids is expected to be minimal.

Statutory and Policy Implications

16. This report has been compiled after consideration of implications in respect of finance, equal opportunities, 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.

Financial Implications

17. The County Council's contribution towards the costs of redeveloping Darlison Court is currently estimated at £853,000. This contribution would be met from the allocation of £12.65M included in the current Capital Programme for the development of extra care schemes. Previous commitments against this allocation total £8.08M leaving a balance of £4.57M.

18. The costs of payments to a care provider to provide care and support services to nominated tenants would be met from within the savings made by placing fewer service users into more expensive long-term residential care. These additional costs and savings will be incorporated into revenue budgets for future years.
19. The costs of any payment to Ashfield District Council/Ashfield Homes arising as a result of void periods in the nominated units would also be met from within existing revenue budgets. It is not anticipated that any such payments would arise as it is expected that there will be a strong demand for such accommodation.

RECOMMENDATION/S

1. That Committee agree in principle to the proposed extra care housing scheme at Darlison Court, Ogle Street, Hucknall.
2. That officers from the County Council be given authority to develop the scheme in partnership with Ashfield District Council and that detailed proposals be brought back to committee for final decision.
3. That an update report be presented to Committee in January 2014

DAVID HAMILTON

Service Director for Personal Care and Support Older Adults

For any enquiries about this report please contact:

Cherry Dunk,
Programme Manager – Living at Home Programme
cherry.dunk@nottscc.gov.uk

Constitutional Comments (SLB 24/10/2013)

20. Adult Social Care and Health Committee is the appropriate body to consider the content of this report

Financial Implications (RWK 24/10/13)

21. The financial implications are contained within paragraphs 17 to 19 of the report.

Background Papers

None.

Electoral Division and Members Affected

Hucknall – Councillors Alice Grice, John Wilkinson and John Wilmott