

15 July 2015**Agenda Item: 4****REPORT OF SERVICE DIRECTOR FOR MID AND NORTH NOTTS****UPDATE ON DEVELOPMENT OF RETFORD EXTRA CARE****Purpose of the Report**

1. The purpose of this report is to update Members about the progress with regards to the delivery of the extra care housing scheme in Retford (the "Scheme") and to seek approval in principle to the arrangements now required to move the Scheme forward as set out in this report and the Exempt Appendix.

Information and Advice

2. Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972.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 legally privileged, commercially sensitive and confidential information about the Extra Care schemes, including legal advice. The exempt information is set out in the Exempt Appendix.
3. As a part of its strategy to transform and modernise services for older people, the County Council is working to ensure that there is an Extra Care housing scheme in each district across the County – including the Scheme which is to be built on the site of the former Elizabethan school, on land owned by the Council which is a two minute walk away from the St Michael's View 'Care and Support Centre'.
4. The Scheme will see 93 units of accommodation including bungalows, apartments and also communal space and facilities that will be available for older adults. The Council will have nomination rights to 25 of the units for people that have been assessed as eligible for the extra care support. The care support will be on site and available 24x7 by the Council through its contractual arrangements with care providers.
5. The design of the Scheme uses the County Council's Extra Care specification, this was developed with input from service users and also occupational therapist advice.
6. The Council has received feedback from a number of local people and the local Councillors to suggest that the Scheme will be an asset for local older people. Both the public consultation and planning process provided very favourable responses to

the proposed Scheme (plans for which include a bowling green, allotments, flexible communal space for local people to meet or invite in health colleagues for local clinics etc).

7. Nationally, the development of Extra Care housing is often very difficult to achieve. Economically it is a challenge to build specialist accommodation that includes communal space and facilities that cannot be sold. For this reason, it is usual for builds to be subsidised by the provision of grant funding by the public sector. Currently, a number of local authorities are failing to deliver new extra care schemes, and, where they are succeeding, it is generally taking 5 years from start to delivery.
8. To create a new Extra Care scheme in Retford, the Council undertook a full competitive tender process in 2012. This followed a period of consultation and engagement with the open market and a number of bidders days held at the Council offices.
9. The result of the process was that Ashley House PLC and Kier Construction as a development consortium were awarded the contract. In March 2013, the Council signed a Strategic Partnering and Development Agreement (SPDA) for the Scheme with a special purpose vehicle (SPV) known as AH Retford Limited (with the SPV being wholly owned by Ashley House PLC).
10. When the SPDA was signed there were essentially two conditions that had to be met:
 - a. to secure satisfactory planning approval; and
 - b. to meet the required funding condition.
11. Following a period of consultation and public engagement, Bassetlaw District Council granted planning permission for the scheme in May 2014 subject to a number of conditions – one of which was for Bassetlaw District Council to work with the SPV to arrange a s106 agreement to set out the development obligations to be placed on AH Retford Limited with regards to the Retford site. In May 2015 Bassetlaw District Council issued that section 106 agreement, marking the award of full planning permission.
12. The SPV is now in the process of finalising the funding arrangements for the Scheme and requires the County Council's approval to its proposals.
13. It is likely that both the conditions set out in paragraph 11 of this report will be fulfilled by 15th July 2015.

Statutory and Policy Implications

14. 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 services), the public sector equality duty, safeguarding of children and adults at risk, 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.

RECOMMENDATION/S

The Adult Social Care and Health Committee is asked to

- 1) note the update about the progress regarding the Scheme.
- 2) approve the arrangements in principle and to delegate authority to the Corporate Director, Adult Social Care, Health and Public Protection in consultation with the Group Manager (Legal and Democratic Services) or Corporate Director (Planning, Policy and Corporate Services), after consultation with the Chair of the Committee, to approve the consents required under the SPDA and supporting contract documentation and to finalise the revised documentation and take all necessary steps required to bring the scheme into effect and protect the Council's interests.

SUE BATTY

Service Director for Mid and North Nottinghamshire

For any enquiries about this report please contact:

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Constitutional Comments (HD - 7/7/2015)

15. The Committee has the authority to determine the recommendations within the report.

Financial Comments (RWK 7/7/2015)

16. The financial implications arising from the recommendations within the report are detailed in the Exempt Appendix.

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 Extra Care reports to the Adult Social Care and Health Committee:

- Update Report 29 October 2012
- Update Report 7 January 2013
- Update Report 1 July 2013
- Update Report 9 September 2013
- Update Report 3 February 2014
- Update Report 7 July 2014
- Update Report 2 February 2015
- Update Report 29 June 2015

Electoral Divisions and Members affected: All

