



7<sup>th</sup> January 2013

Agenda Item: 12

**REPORT OF THE SERVICE DIRECTOR FOR PERSONAL CARE AND  
SUPPORT(OLDER ADULTS)**

**LIVING AT HOME (FORMERLY AIMING FOR EXCELLENCE) – EXTRA CARE  
HOUSING UPDATE REPORT**

**Purpose of the Report**

1. The purpose of this report is to update the Committee about the alternative approaches to the recent procurement to deliver an Extra Care Housing Scheme in the Mansfield and Ashfield districts.
2. To seek approval to continue the work currently being undertaken and subject to grant conditions being met make a submission to the Department of Health Specialist Housing Fund.

**Information and Advice**

3. Following the Committee meeting of 29<sup>th</sup> October 2012 officers were tasked to look at what other options are open to the Council in relation to provision in the area.
4. The successful recent procurement process saw contracts awarded to Keir Construction and Ashley House to deliver two Extra Care Housing schemes; one in Eastwood in the Broxtowe District and one in Retford in the Bassetlaw District. Officers were charged with looking at alternative options that would deliver an Extra Care Housing Scheme in the Mansfield/Ashfield area as the procurement did not award a contract for this site.

**Background**

5. The overall project is to develop a number of high quality Extra Care Housing schemes across Nottinghamshire that will become the focal point for delivering services to older people with more complex levels of need and that promote individual requirements for independence, wellbeing and dignity.

6. In total 160 places of extra care will be delivered by the project that the Council will have nomination rights to. The plans are for every District in the County to have Extra Care facilities. The nominated units will be a percentage of the overall scheme that the developer will build which will include a range of services and facilities that will be available not only for the people that live there but also for older people living in the wider community.
7. Following the recent procurement £8.524 million capital is available to the Council which is the balance of the £12.65m available in the capital programme following the successful procurement of a partner/partners that will deliver two extra care schemes; one in Eastwood and one in Retford. Members will recall that the contribution by the County Council would attract substantial inward investment of £80 - £100 million into the County.
8. Divided by the total number of nominated units to be achieved (105) this equates to an average subsidy of £81,000 per unit available to the Council to develop the outstanding units. The options considered in this report would be contained within this financial envelope.

## **Proposals for Ashfield/Mansfield**

9. Since the Committee Meeting of 29<sup>th</sup> October 2012 officers have been investigating alternative options in respect of the provision of Extra Care for the Ashfield / Mansfield area. This has included revisiting the Local Plans with District Council colleagues to identify available sites. Two options are now under consideration:

### **Option 1:**

10. Carry out a re-procurement exercise for the Skegby Lane site. This option would require the Council to review the criteria used in the recent tender as to test the market with the same specification is likely to result in the same outcome. In the recent Tender the proposal was that a proportion of the site would be made available for the developer. Discussions are now underway between the Council and both District Councils to look at the whole of the site being made available for general needs housing. Currently negotiations are taking place as a part of the Local Development Framework which is part of the planning process. Previously just a proportion of the site was highlighted for development as a specialist housing scheme.
11. If the whole site could be made available for development then a developer could provide general needs housing along with a specialist housing scheme which would potentially be financially more beneficial. The Council would also receive a greater capital receipt for the whole site. One downside to this approach would be the additional time constraints on gaining appropriate planning permissions for the whole of site.

## Option 2:

12. Seek to identify alternative sites within the Mansfield and Ashfield districts and work closely with District Council colleagues to develop a joint approach to the provision of extra care.
13. **Mansfield:** Meetings have taken place with Mansfield District Council to explore the possibility of using an alternative site in the centre of Mansfield which is owned by Mansfield District Council. Negotiations are in an early stage but proposals would seek to utilise land owned by Mansfield District Council and submit a joint bid for additional funding through the Department of Health Care and Support Specialist Housing Fund. Officers have also had initial discussions with the local Clinical Commissioning Groups to explore them also being involved in the bid process by way of investing into the partnership. This fund is looking to award £300m across the country to suitable alternative housing schemes. A submission must be made by 18<sup>th</sup> January 2013 including full plans for the scheme and officers are currently working to achieve this.
14. The proposed site is just under 5 hectares and would take approximately 170 units of accommodation. The initial proposal is for a specialist housing scheme for people over the age of 55 years with NCC having approximately 20 - 25% of the total units for people with Extra Care needs and included within this would be a separate unit which would have accommodation for ten people with Dementia. It is proposed to utilise the specification for the original Design Brief for the Skegby Lane site in the recent procurement process to speed up the design process. The remainder of the units would be for people with low and moderate needs. Mansfield are developing a whole range of low level support services and these services would be available for the remainder of the tenants living at the scheme.
15. Nottinghamshire County Council could contribute a subsidy for our nominated units as we are doing with Kier for Lots 1 and 2 of the recent procurement exercise in Eastwood and Retford using the money in the Capital Programme which is the balance of the £12.65m. Progress would be accelerated as NCC and Mansfield District Council would enter into a partnering arrangement. This has been approved by our legal advisors and would avoid the need for a further procurement exercise.
16. In addition to this site officers are working with property colleagues to identify other alternative sites in the Ashfield / Mansfield area to stimulate similar schemes and/or alternative schemes. Members will be advised as soon as additional locations are identified.

## Statutory and Policy Implications

17. 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.

## **RECOMMENDATIONS**

It is recommended that:

- 1) Approval is given to continued work on options 1 and 2 described in this report.
- 2) subject to grant conditions being met a submission is made to the Department of Health for funding from the Department of Health Specialist Housing Fund by the 18<sup>th</sup> January 2013.

**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 (LMc 17/12/2012)**

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

### **Financial Implications (NDR 13/12/2012)**

53. There are no financial implications arising directly from this report.

### **Background Papers**

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) 10<sup>th</sup> April 2008 – Modernising Services for Older People in Nottinghamshire – County Council (published):

[http://dominoapps.nottsc.gov.uk/apps/pr/diary/memdiary.nsf/0/A04E3B8C7477E472802572CA0034B2E9/\\$file/09r\\_Modernising%20Services%20for%20Older%20People%20in%20Notts.pdf](http://dominoapps.nottsc.gov.uk/apps/pr/diary/memdiary.nsf/0/A04E3B8C7477E472802572CA0034B2E9/$file/09r_Modernising%20Services%20for%20Older%20People%20in%20Notts.pdf)

b) 14<sup>th</sup> July 2010 – Aiming For Excellence - Cabinet report (published):

[http://dominoapps.nottsc.gov.uk/apps/ce/memman/memman.nsf/26959B6CD01BFC578025761000320E95/\\$file/R10\\_aiming%20for%20excellence.pdf](http://dominoapps.nottsc.gov.uk/apps/ce/memman/memman.nsf/26959B6CD01BFC578025761000320E95/$file/R10_aiming%20for%20excellence.pdf)

c) 25<sup>th</sup> February 2010 – Aiming for Excellence - Council report (published):

[http://dominoapps.nottsc.gov.uk/apps/ce/memman/memman.nsf/AEB0F3B095DA5E80802575FD0031ED98/\\$file/11\\_aiming%20for%20Excellence.pdf](http://dominoapps.nottsc.gov.uk/apps/ce/memman/memman.nsf/AEB0F3B095DA5E80802575FD0031ED98/$file/11_aiming%20for%20Excellence.pdf)

[http://dominoapps.nottsc.gov.uk/apps/ce/memman/memman.nsf/AEB0F3B095DA5E80802575FD0031ED98/\\$file/11\\_Aiming%20for%20Excellence%20App1.pdf](http://dominoapps.nottsc.gov.uk/apps/ce/memman/memman.nsf/AEB0F3B095DA5E80802575FD0031ED98/$file/11_Aiming%20for%20Excellence%20App1.pdf)

d) Equality Impact Assessment.

e) ITT documentation for Aiming for Excellence – Tender for Extra Care Housing.

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

Mansfield:

Mansfield North – Councillors Joyce Bosnjak and Parry Tsimbiridis  
Mansfield West – Councillors June Stendall and Victor Bobo  
Mansfield South – Councillors Chris Winterton and Stephen Garner  
Warsop – Councillor John Allin  
Mansfield East – Councillors Bob Cross and Martin Wright.

Ashfield:

Hucknall – Councillors Mick Murphy, Rev Tom Irvine and Kevin Rostance  
Kirkby in Ashfield North – Councillor John Knight  
Kirkby in Ashfield South – Councillor Rachel Mdden  
Selston – Councillor Gail Turner  
Sutton in Ashfield East – Councillor Steven Carroll  
Sutton in Ashfield West – Councillor Fiona Asbury  
Sutton in Ashfield Centre – Councillor Michelle Gent  
Sutton in Ashfield North – Councillor Jason Zadrozny.

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