

**3<sup>rd</sup> February 2014****Agenda Item: 11****REPORT OF SERVICE DIRECTOR FOR MID NOTTS AND BASSETLAW****UPDATE ON THE BROWNLOW ROAD EXTRA CARE SCHEME, MANSFIELD DISTRICT****Purpose of the Report**

1. The purpose of this report is to advise and update about the proposed extra care scheme at Brownlow Road which is being developed in partnership with Mansfield District Council (MDC). Also to seek approval for the preferred option as set out in the exempt appendix to this report.

**Information and Advice****Introduction**

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 Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972.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 the circumstances, on balance the public interest in disclosing the information does not outweigh the reason for exemption because divulging the information would significantly damage the Council's commercial position. The exempt information is set out in the exempt annex.
3. Previous reports to the Committee were on 7 January 2013, seeking approval to work on options and submit a bid for funding to the Department of Health, and on 9 September 2013, seeking approval for continued work on the scheme, subject to further reports to committee.
4. The County Council already has a number of schemes providing extra care accommodation. There are two existing relatively new build schemes; one in Southwell in the Newark and Sherwood District and one in Edwalton in the Rushcliffe district. There are also three other schemes in Newark and Bassetlaw that have been developed in what was traditional sheltered housing stock. This provision is not sufficient to meet either current or future need.
5. As a part of the County Council's Living at Home Programme there is a capital commitment of £12.65 million to deliver an additional 160 Extra Care Housing places across the County. A procurement process has taken place and contracts awarded to deliver new build schemes in Retford in the Bassetlaw District and Eastwood in the Broxtowe Borough. There are though, still a number of districts where delivering an extra care scheme has been particularly problematic.

Mansfield being one of the districts that has a gap in this type of service provision for older people.

### **Care and Support Specialised Housing Bid for Mansfield**

6. During the latter weeks of 2012 a team (the Development Team) comprising officers from Mansfield District Council (MDC) and from the County Council (Adult Social Care, Health and Public Protection, Finance and Corporate Property), together with specialist external support provided by Housing Research Ltd, developed a bid to the Department of Health/Homes and Communities Agency's (DH/HCA) Care and Support Specialised Housing Fund. The scheme comprises 64 units of accommodation, including apartments, bungalows and houses, along with a range of communal facilities to be built on a brownfield site at Brownlow Road in the centre of Mansfield. The majority, 54, of the units will be let at affordable rents with the balance, 10 units, being available for affordable home ownership. The County Council will have nominations rights to 48 of the rented units to provide an extra care service, of which there will be 10 bungalows specifically designed and built for people with dementia.
7. The estimated costs and sources of funding included in the DH/HCA bid are summarised below:-

	£
Scheme Costs	
Land	435,000
Building Costs	4,873,270
Fees	<u>1,096,486</u>
	<u>6,404,756</u>
Financing	
DH/HCA Grant	1,344,000
Sales of units	763,875
NCC contribution	3,360,000
MDC contribution	<u>1,006,881</u>
	<u>6,404,756</u>

8. The bid was submitted on 18 January 2013 with MDC as the lead partner, and was included in the list of successful bids for the first round of the Care and Support Specialised Housing Fund announced, on 24 July 2013. A report was taken to ASCH Committee on 9<sup>th</sup> September 2013 which approved the spend of £3.36m capital funding subject to the appropriate legal agreements with MDC being taken back to Committee for final sign off.
9. Since the submission of the bid further work has been undertaken to develop a more detailed scheme with a detailed cost estimate produced in November 2013 based on the latest scheme designs. Details of this estimate, discussions with MDC and options for the Committee's consideration are included in the exempt appendix to the report.
10. MDC have submitted a report to their Cabinet and Council for formal approval to accept the Department of Health Grant funding and also the funding from the

County Council. They will then commence the procurement process that will identify the developer who will build the extra care scheme. Further detail of which is set out in the exempt appendix of this report.

### **Other Options Considered**

11. Options are presented in the exempt appendix.

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

12. These are set out in the exempt appendix.

### **Statutory and Policy Implications**

13. This report has been compiled after consideration of implications in respect of crime and disorder, finance, human resources, human rights, 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.

## **RECOMMENDATION/S**

It is recommended that the Adult Social Care and Health Committee:

- (1) Notes the current cost estimate for the Mansfield scheme, and the further work being undertaken to review and confirm the current cost estimate, as detailed in the exempt appendix.
- (2) Approve Option C, as detailed in the exempt appendix.

**DAVID HAMILTON**

**Service Director for Mid Notts and Bassetlaw**

**For any enquiries about this report please contact:**

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### **Constitutional Comments (SLB 24.01.14)**

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

### **Financial Comments (RWK 24.01.14)**

15. The financial implications are detailed in the exempt appendix to 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.

a. Previous reports to the Adult Social Care and Health Committee:

- Update Report 29<sup>th</sup> October 2012
- Update Report 7<sup>th</sup> January 2013
- Update Report 1<sup>st</sup> July 2013
- Update Report 9<sup>th</sup> September 2013

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

All

ASCH192