



9th September 2013

Agenda Item: 10

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

**EXTRA CARE HOUSING SCHEME DEVELOPMENTS IN GEDLING AND
MANSFIELD DISTRICTS**

Purpose of the Report

1. The purpose of this report is to advise the Adult Social Care and Health Committee about the co-operation and partnership agreement between the Council and Gedling Homes with regards to developing St Andrews House into an extra care scheme and to seek approval for the legal agreement to be signed accordingly and all required legal processes to be undertaken.
2. The report also seeks to advise the Committee of the successful application for grant funding to deliver an extra care scheme on Brownlow Road in Mansfield and to request approval to continue the work regarding design, planning and ultimate delivery of the scheme, with a report to come back to Committee when the legal agreements have been drafted. The bid was made jointly with Mansfield District Council.

Information and Advice

Gedling

3. Approval was given by Committee on 01 July 2013 for officers to develop a legal agreement with Gedling Homes so that the Council could have nomination rights to an extra care scheme 'St Andrews House' in Gedling Borough (the Gedling Scheme).
4. The proposed agreement has now been drafted and agreed by both parties (Nottinghamshire County Council and Gedling Homes). The Council will have nomination rights to 15 apartments within the Scheme that are suitable for people with extra care service needs (the Nominated Tenants) for a 30 year period.
5. The Nominated Tenants will, under their tenancy agreements, have the benefit of communal space at the Scheme so that they can develop their own support networks. They will also have the benefit of being able to invite professionals in to deliver wellbeing services, such as chiropody and hairdressing.

6. All of the Nominated Tenants 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. 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. The care provider will be identified by the Council and they will provide support to all Nominated Tenants as it is required. The Council will also be responsible for paying the care provider.
7. The apartments available will be both for individuals and couples so that people can remain living together and the scheme will be a real alternative for local older people to traditional residential care.
8. Nominations of the Nominated Tenants will be done by the Council in discussion with Gedling Homes and the care provider, and there will be a weekly meeting between the parties to discuss prospective vacancies. The main risk to the Council is the requirement for the Council to pay the rent and service charge costs of any unit left vacant for longer than the agreed six week period in which the Council can place a Nominated Tenant in a vacant unit. The Committee is advised that given the high demand for such units in other areas, and an increasingly ageing population in Nottinghamshire over the next 30 years, it is unlikely that the units will be unoccupied for longer than the agreed 6 week period.
9. The cost to the Council will be no greater than £592,000 (plus VAT) of capital funding, which is the amount approved by the Adult Social Care and Health Committee on 01 July 2013. Should the tendered cost of the scheme be lower than estimated then the benefit of any difference shall be shared on an equal basis between Gedling Homes and the Council.
10. Gedling Homes have estimated a 12 month refurbishment schedule pending planning approval. The anticipated start date is January 2014 with a proposed completion date of December 2014. The agreement has a long stop date of July 2015 as a precaution should obstacles be experienced that are not within the parties' control.

Mansfield

11. As set out in the report sent to Committee on 01 July 2013 the procurement process used for phase 1 of the Council's extra care scheme did not award a contract in the Mansfield and Ashfield districts, and it therefore remains a priority to deliver a scheme in the Mansfield and Ashfield districts during phase 2.
12. The Council, in partnership with Mansfield District Council (MDC) submitted a bid to the Department of Health (DoH) for assistance in funding a new build extra care scheme on Brownlow Road in Mansfield. The scheme will see 64 dwellings built on the site along with a range of communal facilities (the Mansfield Scheme). Of the 48 units that the Council will have nomination rights to, 10 bungalows will be designed and specifically built for people with dementia.

13. In addition to the units that the Council will have nomination rights to, the scheme will have a degree of flexible space that can be used by the Nominated 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.
14. The Council and MDC have been successful in their application for the grant of £1.344 million. MDC, as the lead applicant, will receive the funding from the Department of Health to apply to the Mansfield Scheme.
15. The current estimated cost of the Mansfield Scheme in the sum of £6.4 million will be funded as follows:
 - a. Mansfield District Council will provide the site for the development at an estimated valuation of £400,000. The site to be developed is part of a larger site owned by Mansfield District Council, which has already invested £11.5 million in assembling and preparing the larger site.
 - b. The Council will provide £3.36 million of capital funding.
 - c. £1.344 million will be provided by Department of Health grant funding.
 - d. Revenue of £764,000 from selling 10 units - income to be received by MDC
 - e. MDC borrowing of £537,000, with the repayment to be funded out of annual net rent income
16. The £3.36 million that the Council will provide is part of the £12.65 million that the Council has previously committed to spending on capital projects to provide extra care accommodation in Nottinghamshire (as per 28th February 2013 Annual Budget report to Full Council).
17. MDC will procure the works which will be required to develop and provide property management for the Mansfield Scheme through the HCA's (Homes and Communities Agency) Delivery Partner Panel, which is Official Journal of the European Union (OJEU) compliant.
18. The Council and MDC will enter into a partnership agreement to ensure that the Council is able to be fully involved in the process of designing and procuring the Mansfield Scheme. The agreement will also set out clearly the Council's nomination rights over 48 of the units, how this will be managed for the lifetime of the agreement, and how the funding provided by the Council is to be used and monitored.
19. It is estimated that the Mansfield Scheme should be completed by the summer of 2015 subject to the usual planning approvals.
20. The structure of the relationship between the Council and MDC (and through this any relationship with third party developers and property management providers) will be developed with legal advice and will be appropriate to ensure that the Council meets all its legal obligations.

Statutory and Policy Implications

21. 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

22. The proposal enhances the service offer available for older adults in both Gedling and Mansfield; there is currently no extra care provision in these districts.

Social Value Considerations

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

Financial Implications

Gedling

24. The cost to the Council will be no greater than £592,000 of capital funding (plus VAT), which is the amount approved by the Adult Social Care and Health Committee on 01 July 2013.

25. Should the tendered cost of the scheme be lower than estimated then the benefit of any difference shall be shared on an equal basis between Gedling Homes and the Council.

Mansfield

26. The current total estimated cost of the Mansfield Scheme is the sum of £6.4 million – of which the financial implication for Nottinghamshire County Council will be no greater than £3.36 million of capital funding.

27. The £3.36 million to be provided by Nottinghamshire County Council is part of the £12.65 million that the Council has previously committed to spending on capital projects to provide extra care accommodation in Nottinghamshire (as per 28 February 2013 Annual Budget report to Full Council).

28. The remainder of the total cost of the scheme (£3,045,000) will be met by:

- a DoH Grant for £1.344 million;
- land valued at £400,000 provided by MDC;
- borrowing of £537,000 undertaken by MDC;
- revenue of £764,000 from the sale of 10 units (to be received by MDC).

Equalities Implications

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

RECOMMENDATION/S

It is recommended that:

- 1) Approval be given for the Council to enter into the legal agreement with Gedling Homes, to undertake any necessary legal processes and to release the approved funding in accordance with the terms of the legal agreement.
- 2) Approval be given for work to continue with MDC to deliver the scheme on Brownlow Road and for the release of the £3.36 million capital funding, subject to officers bringing a report back to Committee when the legal agreements with MDC are in agreed form for final sign off by the Committee.

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For any enquiries about this report please contact:

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Constitutional Comments (NAB 20/08/13)

30. The Adult Social Care and Health Committee has the authority to approve the recommendations set out in this report by virtue of its terms of reference.

Financial Comments (KAS 29/08/13)

31. The financial implications are contained within paragraphs 24 to 28 of 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 Adult Social Care and Health Committee on Extra Care Housing:

Update report 29th October 2012

Update report 7th January 2013

Update report 1st July 2013

Electoral Division(s) and Member(s) Affected

All.

ASCH131