

8th February 2016

Agenda Item: 5

**REPORT OF SERVICE DIRECTOR FOR MID NOTTINGHAMSHIRE
ADDITIONAL EXTRA CARE ACCOMMODATION FOR NOTTINGHAMSHIRE**

Purpose of the Report

1. At its meeting on 30th November 2015, the Committee approved work with Mansfield District Council (MDC) to develop proposals for additional Extra Care accommodation on the former Mansfield General Hospital site – with the condition that a report be bought back in early 2016 to confirm and seek approval for the exact amount of Extra Care capital funding required.

Information and Advice

2. In addition to the Poppy Fields Extra Care development in Mansfield, the District Council is also preparing to build a new housing scheme for older adults on the site of the former general hospital in Mansfield (with construction expected to start in May 2016). The new older adults housing scheme, off West Hill Drive, will consist of:
 - 12 bungalows
 - an apartment block of 42 apartments (34 two bed and 8 single bed apartments).
3. The District Council has applied to the national Homes and Communities Agency for grant funding to help with the cost of developing the site and has offered the County Council use of 10 of the apartments as Extra Care accommodation, in return for a capital contribution of £400,000, which would:
 - secure nomination rights for the County Council to use 10 apartments for a 25 year period to provide its service users with an alternative to residential care;
 - ensure all the new accommodation (12 bungalows and 42 apartments) would be designed to meet the County Council's Extra Care Design Standard (e.g wheelchair accessible accommodation, lifeline alarms, bathrooms with level access showers etc). This standard of accommodation helps to prevent the need for health and social care intervention (for example, helping to prevent falls in the home) which in turn means that all the older adults living in the scheme (both those in the Council's nomination units as well as those in the rest of the units) benefit from living in accommodation designed to help older adults remain living at home safely for longer.

4. As part of its approach to Extra Care, the County Council is considering opportunities to use the 24/7 onsite care teams to deliver care services to the local older adults communities adjacent to Extra Care schemes. This type of 'Extra Care Outreach' model has been shown to be effective in supporting older adults to remain living in the community safely for longer – for example, in Rushcliffe, the Spring Meadows and Cricketers Court schemes operate as an outreach to the Hilton Grange scheme. As another example, in 2010 the Council's Extra Care outreach year long pilot in the rural district of Bassetlaw found that significant savings could be made from the provision of a flexible 24 hour response service delivered to people in their own home environment. The scheme demonstrated that it was a realistic flexible and responsive alternative to residential care. Following this pilot the existing Night Time Response service was developed that still runs today supporting several hundred older adults across the County.
5. The former General Hospital site is relatively near the Poppy Fields scheme, just a few minutes away by car. It is therefore proposed that the 10 units of accommodation on this new site could be used as an Extra Care Outreach scheme to Poppy Fields i.e. County Council service users living in the 10 apartments would be supported by the Care Team, based 24/7 on the Poppy Fields site, with staff driving to the new scheme on the former Hospital site to deliver commissioned care and support within a 24 hour period. In addition, the use of lifeline alarms on both sites would mean that the Care Team at the Poppy Fields site would be ready and able to respond quickly to any ad hoc care needs as required on either site.

The Extra Care Strategy for Nottinghamshire

6. The Extra Care Outreach scheme proposed by this report would be part of the Council's Strategy for the development of Extra Care accommodation across Nottinghamshire. The Council currently has nine existing Extra Care schemes and as part of its intention to improve choice for older people is committed to creating 160 new Extra Care places by March 2018 as an alternative to residential care.
7. To deliver the required new Extra Care places, the Council has allocated £12.65m of capital – to date £9,554,552 of the total capital available has been committed to develop 135 new units of Extra Care accommodation as follows:
 - 24 new Extra Care Places at two new schemes which opened in 2015 (St Andrew's House in Gedling and Bilsthorpe Bungalows in Newark & Sherwood)
 - 56 new places to be delivered by two further new schemes due to open by March 2016 (Poppy Fields in Mansfield and Darlison Court in Ashfield)
 - 55 new places in 2017/18 to be delivered by two further new schemes approved by Committee for development (Retford Extra Care and Eastwood Extra Care)
8. In addition to the above schemes, the Committee has also given approval for proposals to be developed and submitted for consideration relating to the creation of Extra Care accommodation in Arnold, Newark, Worksop and the former General Hospital site in Mansfield. Together these four additional schemes could create a further approx. 110 new Extra Care places for older adults as an alternative to residential care.

9. The Mansfield scheme set out in this report would be the first of those four proposals to be submitted to Committee for approval as MDC intends to start work on site in May 2016. Currently £3,095,448 of the original £12.65m is unallocated – and the capital contribution of £400,000 proposed by this report could be funded from the remaining £3,095,448 Extra Care capital. In addition to the proposal set out in this report, exact costs for the other three proposed schemes are being finalised. It is however anticipated that the Council would need to access some of the second tranche of capital funding available to create Extra Care (£12.35m) in order to fund the creation of all four schemes.

Other Options Considered

10. In addition to the 48 new Extra Care nomination units being created on the Poppy Fields site as part of phase one, construction is now underway for a phase two development on the site to create an additional 20 general needs older adults homes (also due to be ready in 2016). Following careful consideration, it has been decided that it would not be suitable to use any of the phase 2 accommodation for additional Extra Care nomination units as it would lead to a scheme that would be overly populated by older adults with care needs – in contrast, the County Council's Extra Care model is to have nomination rights to a proportion of the overall total number of housing units provided, in order to help create a balanced and sustainable older adults community for the service users that live there.

Reason/s for Recommendation/s

11. The Council's 'Living at Home' Programme (which manages the creation of new Extra Care schemes for the Council) is bringing the use of residential care in line with Nottinghamshire's comparator authorities by increasing alternative choices for older people to residential care and thereby delivering savings to the ASCH budget. The net revenue saving to the County Council of placing an older adult in Extra Care (as opposed to residential care) is £94 per person per week, equating to an annual saving of £4,888 per person per year. This means that within approximately eight years, the savings to the County Council would have recouped the £400,000 capital investment in the Mansfield scheme proposed in this report.
12. In addition, the Council is keen to create a range of flexible options to provide local community based support to older adults, such as short term assessment beds. The use of 10 apartments as Extra Care on the new Mansfield site would enable a corresponding number of the Council's nomination units on the Poppy Fields site to be used for short-term assessment beds. This would ensure the Council can replace those assessment beds currently provided at Kirklands without needing to reduce the overall number of Extra Care places created in Mansfield. This would be a cost effective approach as the Council would not need to commission replacement assessment beds from the independent sector (saving the Council an anticipated cost of £528 per bed per week based on a residential band 5 rate). It would also build on the extremely positive work underway locally by the Council's Older Adults Team for Mansfield – where strong and effective partnership working with the Clinical Commissioning Group and MDC is enabling a wide range of accommodation to be used to ensure the safe and timely discharge of older adults from hospital.

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 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.

Financial Implications

14. The £400,000 capital funding that would be required to cover the cost of securing 10 nomination units for this proposed new Mansfield scheme could be covered from within the £3,095,448 funding currently unallocated in the Extra Care Capital budget.

Implications for Service Users

15. The creation of additional Extra Care provision will provide additional choice and opportunities for service users who in the past would have had one option which would have been a place in a residential care home.

RECOMMENDATION/S

- 1) That approval be given for the Council to enter into an agreement with Mansfield District Council regarding the Mansfield Extra Care scheme on the former hospital site as set out in paragraphs 3 to 5 of this report.

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Constitutional Comments (LM 14/01/16)

16. The recommendations in the report fall within the Terms of Reference of the Adult Social Care and Health Committee.

Financial Comments (KAS 22/01/16)

17. The financial implications are contained within paragraph 14 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.

Proposals for additional Extra Care accommodation in Mansfield – report to Adult Social Care & Health Committee on 30 November 2015

Electoral Division(s) and Member(s) Affected

All.

ASCH366