



18th April 2016

Agenda Item: 11

REPORT OF SERVICE DIRECTOR FOR MID NOTTINGHAMSHIRE

NEW EXTRA CARE SCHEMES IN NEWARK AND WORKSOP

Purpose of the Report

1. The purpose of this report is for the Committee to:
 - note the award of national Homes and Communities Agency (HCA) grant funding for two proposed new Extra Care schemes on Bowbridge Road in Newark and in Worksop
 - note the development work and timescales to finalise plans for the proposed new Worksop Extra Care scheme and require a report in 2016 to provide detailed plans and financial implications for consideration to approve the allocation of capital funding
 - give approval for the Council to enter into an agreement with Newark and Sherwood District Council regarding the Bowbridge Road Extra Care scheme as set out in **paragraphs 5-14** of this report, with the allocation of Extra Care capital funding at the level outlined in 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 Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972.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 commercially sensitive and confidential information about the Extra Care schemes. The exempt information is set out in the Exempt Appendix.
3. The two new Extra Care schemes as proposed by this report would be part of the Council's strategy for the additional 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.
4. Extra Care accommodation, with its combination of communal facilities, on-site care team and specialist housing design, helps to prevent and reduce the need for health and social care intervention. For example, accessible on-site communal facilities help to prevent social isolation and promote mental and emotional wellbeing. The high quality of the accommodation provided helps to prevent falls. Overall, the support and prevention offered by Extra Care in turn means that all the older adults living in those schemes (both those in the Council's nomination units as well as those in the remainder of the units in a

scheme) benefit from living in specialist accommodation designed to help older adults remain living at home safely for longer.

Bowbridge Road Extra Care in Newark

5. In terms of the background to the proposed new Extra Care scheme in Newark, the Council currently has an Extra Care scheme at Vale View in Newark, which provides 28 nomination units for use by the County Council as an alternative to residential care. Vale View is well used and over-subscribed. The Council has a waiting list of eligible service users who need an Extra Care service in Newark.
6. Analysis of demographic data shows a demand for additional Extra Care in Newark:
 - firstly, the District has a slightly older demographic profile than the average for the East Midlands, with higher levels of population in all age groups over 55 years of age. Currently, 27% of the District population is over 60 years of age
 - secondly, population projections show the number of older people aged 65 years and over in the District is expected to increase by 54.5% over the 20 years from 2013 – thereby creating the need for more care and support options for older adults in Newark in order to help avoid unnecessary admissions to long term residential care.
7. A current review by the District Council of its strategic priorities has identified the need to continue to develop a mixed provision of affordable homes in the District – including increasing the availability of supported housing and Extra Care schemes, thereby ensuring that these choices are extended as widely as possible.
8. In order to meet the need for additional Extra Care, at its meeting on 2nd February 2015 the Committee resolved to approve work with Newark and Sherwood District Council to develop a proposal for an Extra Care scheme on land owned by the District off Bowbridge Road in Newark. Detailed plans and financial implications were to be brought to Committee during the course of 2015 regarding approval to make a financial contribution from the Council's Extra Care capital allocation.
9. During 2015 officers worked with colleagues from Newark and Sherwood District Council to develop a proposal for an Extra Care scheme of 60 apartments on land owned by the District off Bowbridge Road in Newark. The chosen site is well-situated, adjacent to the new Leisure Centre currently in development and opposite the site of the proposed new GP facility currently being discussed with the Clinical Commissioning Group. It is proposed that the new Extra Care scheme would:
 - provide communal facilities and also intensive housing support services for all 60 apartments, managed on-site by staff from Newark and Sherwood Homes
 - provide nomination rights for the County Council to use 40 of the 60 apartments for a 30 year period to provide its service users with an alternative to residential care. In line with the Council's Home Based Support Contract, the County's nominated Core Provider would provide a care team onsite 24/7 to meet the care and support needs of the County Council's service users living in the 40 extra care nomination units

- ensure all 60 apartments would be designed to the same high standard as required by the County Council's Extra Care Design in order to meet the expected needs of older adults as they age. For example, the accommodation would be wheelchair accessible as well as providing lifeline alarms and bathrooms with level access showers etc.
10. A further report was submitted to Committee on 29th June 2015. Members noted the progress with the development of proposals for the Extra Care scheme on the Bowbridge Road site and approved the submission of a joint bid with Newark & Sherwood District Council to the national Homes and Communities Agency (HCA) Care and Support Specialised Housing Fund.
 11. The HCA's Care and Support Specialised Housing Fund requires all schemes awarded funding to be delivered by March 2018 at the latest. Grant announcements were initially expected in October 2015. However, following a significant delay at a national level, grant funding awards were finally made on 10th March 2016 including the confirmation of funding for the Bowbridge Road scheme.
 12. The national delay in announcements has meant that prior to receiving confirmation of grant funding, the District needed to progress work on the scheme at risk in order to stay on track to be able to meet the HCA's required completion date of March 2018. Development work undertaken by the District has included the submission of a planning application due to be presented to the District's Planning Committee in April and a District procurement exercise currently underway to select an appropriate contractor for the build contract.
 13. Following the confirmation on 10th March of HCA grant funding, the District has prepared a report for its 24th March Policy and Finance Committee to seek approval of the District's funding towards the proposed Bowbridge Extra Care scheme. The District is also asking the County Council for a contribution of capital funding, equating to 36% of the total development costs, in return for the nomination rights to 40 of the 60 new apartments available within the scheme (equating to 67% of all nomination units). The District advises that without funding from the County Council it would be unable to afford the higher construction costs required to develop Extra Care and would instead only be able to deliver a general housing scheme for older adults on the site.
 14. The actual amounts of funding which make up the percentages below are as set out in the Exempt Appendix to this report (this information is contained in an Exempt Appendix due to the need for confidentiality during the District's current procurement exercise). As shown in the Exempt Appendix, a 36% contribution is within the range of approved County Council contributions to other new Extra Care schemes in Nottinghamshire:

Funding Source for proposed Bowbridge Road Extra Care	% split
Homes and Communities Agency	17%
Nottinghamshire County Council	36%
Newark and Sherwood District Council including capital finance from Newark and Sherwood Homes	47%

Proposal for a new Worksop Extra Care scheme

15. Bassetlaw District Council is keen to work with the County Council to create a new build Extra Care scheme in Worksop. Extra Care accommodation currently exists at Abbey Grove in Worksop, managed by A1 Housing (the District's Housing Provider). Discussions between Council officers, District officers and A1 Housing colleagues have identified the need for additional Extra Care to meet local demand. In addition, further improvements are needed to the existing fabric of Abbey Grove to upgrade accommodation in line with Fire Safety requirements.
16. At its meeting on 2nd February 2015, the Committee approved work with Bassetlaw District Council to develop a proposal for a new Extra Care scheme in Worksop. During 2015 officers worked with colleagues from Bassetlaw District Council to develop a proposal to extend the footprint of the existing Abbey Grove site to enable a new 50 bed scheme for older adults to be created on the site, of which approximately 36 units would be designated Extra Care accommodation for use by County Council service users as an alternative to residential care.
17. A further report was submitted to Committee on 29th June 2015, where Members noted the progress with the development of proposals for the Extra Care scheme in Worksop and approved the submission of a joint bid with Bassetlaw District Council to the national Homes and Communities Agency (HCA) Care and Support Specialised Housing Fund. On 10th March 2016, the HCA announced the award of grant funding for the development of a new Extra Care scheme in Worksop. The HCA award is conditional on a revised design being submitted to the HCA for approval. Further work is therefore required to the initial suggested scheme layout in order to be able to meet the design requirements of the HCA whilst also complying with the planning restrictions placed on the site due to its proximity to the nearby Gatehouse, which is a grade 1 listed structure.
18. District colleagues are working to finalise a revised design, which will then be submitted to the HCA for approval, as well as being shared with the County Council for confirmation that it meets the Council's Extra Care design standard. At this point, it will be possible to finalise discussions with District colleagues regarding what would be the minimum contribution required from the County Council to deliver the proposed Extra Care scheme. It is therefore suggested that financial implications are presented as part of detailed plans to be brought to Committee during the course of 2016 for consideration and decision.

Other Options Considered

19. When deciding where to create new Extra Care accommodation, the location of existing schemes and local services, as well as demand/population demographics, are all considered by officers when making recommendations to Committee.

Reason/s for Recommendation/s

20. 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 Adult Social Care and

Health budget. The business case for the creation of new Extra Care, as developed in 2013/14, shows 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 average annual saving of £4,888 per person.

Statutory and Policy Implications

21. 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

22. These are as set out in the Exempt Appendix.

Implications for Service Users

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

RECOMMENDATION/S

That the Committee:

- 1) notes the award of national Homes and Communities Agency (HCA) grant funding for two proposed new Extra Care schemes on Bowbridge Road in Newark and in Worksop
- 2) notes the development work and timescales to finalise plans for the proposed new Worksop Extra Care scheme and requires a report in 2016 to provide detailed plans and financial implications for consideration to approve the allocation of capital funding
- 3) gives approval for the Council to enter into an agreement with Newark and Sherwood District Council regarding the Bowbridge Road Extra Care scheme as set out in **paragraphs 5-14** of this report, with the allocation of Extra Care capital funding at the level outlined in the Exempt Appendix.

Sue Batty
Service Director for Mid Nottinghamshire

For any enquiries about this report please contact:

Rebecca Croxson
Programme Manager 'Living at Home'
T: 0115 9772189
E: rebecca.croxson@nottsc.gov.uk

Constitutional Comments (LM 29/03/16)

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

Financial Comments (KAS 29/03/16)

25. The financial implications are contained within paragraph 22 of the report and 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.

Update on the Development of New Extra Care Schemes for Nottinghamshire – report to Adult Social Care & Health Committee on 2 February 2015

Development of Proposals for New Extra Care Schemes for Newark, Worksop and Arnold – report to Adult Social Care & Health Committee on 29 June 2015

Electoral Division(s) and Member(s) Affected

All.

ASCH384