



**REPORT OF SERVICE DIRECTOR PERSONAL CARE AND SUPPORT
NORTH AND MID NOTTS**

DARLISON COURT EXTRA CARE HOUSING SCHEME IN ASHFIELD

Purpose of the Report

1. This report is an update to the ASCH Committee report of 28th October 2013 when approval in principle was given for officers to work with Ashfield District Council to deliver an extra care housing scheme on Darlison Court which is on Ogle Street Hucknall in the Ashfield District
2. Also to advise about the reduction in costs for the Council from £853,000 to £735,781 (£117,219) following negotiations by officers.

Information and Advice

3. Darlison Court is bedsit accommodation having shared bathroom and toilet facilities that has been used in the past as sheltered housing for people over the age of 60. The accommodation has for many years not been used to its full capacity as demand for this type of accommodation is low.
4. Whilst there is an over provision of residential care in the Mansfield and Ashfield Districts there is no extra care provision in the Ashfield District currently and officers have worked with officers in Ashfield to enable the delivery of such a service for the benefit of local people.
5. The scheme will see two apartment blocks built on the site comprising of 39 one and two bedroomed apartments and some communal facilities i.e. communal lounge, kitchen, assisted bathrooms, communal space that residents can use for a variety of activities such as well-being sessions.
6. The Council will have nomination rights to 10 of the apartments for people that are eligible for extra care service. There will be care staff on site 24 x7 to assist people with their care and support needs, the care contract will be funded by the Council and provided by the Home Care Core Provider.
7. The scheme is to be built to the design specification of the Council which has been used for the procured new builds in Retford and Eastwood and also the scheme that is being delivered in partnership with Mansfield District Council.
8. The original cost estimation for the Council's contribution was £853,000 (£85,300 per nomination unit).

9. Recent negotiations by officers have resulted in the overall cost to the Council being reduced to £735,781 a reduction of £117,219. This means that the cost of each of the 10 nominated units is £73,578, which compares favourably with the other extra care schemes being developed. They range from £69,000 per unit to £81,000 per unit for the procured new builds.
10. The legal agreement formalising the partnership between the Council and Ashfield District Council has been drafted and shared with both parties.

Reason/s for Recommendation/s

11. The Council has adopted a policy of developing extra care housing across the County as an alternative to residential care and this scheme will be the first one in the district of Ashfield. Extra care also provides an alternative to traditional residential care for older people and will also realise revenue savings for the Council.

Statutory and Policy Implications

12. 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 only), 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.

Implications for Service Users

13. The development of Extra Care Housing gives older adults more choice about the services available to them. In the past there has been a reliance on residential/institutional care when a community service within someone's own home was not enough. Extra Care Housing provides purpose built accommodation that will have care staff on site 24x7 to support people with their personal care and support needs in a flexible way. There is also the opportunity of inviting health professional etc in to the scheme to undertake well - being clinics etc. People also have the advantage of flexible space that they can use to develop their own support network. This scheme will be the first Extra Care scheme in the district of Ashfield

Financial Implications

14. The County Council's proposed contribution towards the costs of redeveloping Darlison Court is £735,781. This contribution would be met from the allocation of £12.65M included in the current Capital Programme for the development of extra care schemes. Previous commitments against this allocation total £9.53M leaving a balance of £3.12M.
15. The costs of payments to a care provider to provide care and support services to nominated tenants would be met from within the savings made by placing fewer service

users into more expensive long-term residential care. These additional costs and savings will be incorporated into revenue budgets for future years.

16. The costs of any payment to Ashfield District Council/Ashfield Homes arising as a result of void periods in the nominated units would also be met from within existing revenue budgets. It is not anticipated that any such payments would arise as it is expected that there will be a strong demand for such accommodation.

RECOMMENDATION/S

- 1) That approval be given to enter in to the partnership arrangement with Ashfield District Council and contribute the identified sum of £735,781 to deliver the extra care scheme at Darlison Court.

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Constitutional Comments (SG 16/06/2014)

17. The Committee has responsibility for adult social care matters and for promoting choice and independence in the provision of all adult social care. The proposals in this report fall within the remit of this Committee.

Financial Comments (RWK 11/06/14)

18. The financial implications are set out in paragraphs 14 to 16 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.

- None

Electoral Division(s) and Member(s) Affected

- None