



10 October 2016

Agenda Item: 8

**REPORT OF SERVICE DIRECTOR FOR MID NOTTINGHAMSHIRE
UPDATE REGARDING NEW EXTRA CARE SCHEMES IN BASSETLAW**

Purpose of the Report

1. The purpose of this report is for the Committee to:
 - give approval for analysis by the Council of revised plans by Bassetlaw District Council regarding a proposed new Worksop Extra Care scheme, with a report to be brought to Committee in early 2017. The report shall include confirmation of the Homes and Community Agency (HCA) grant funding decision and also detailed plans and financial implications for consideration regarding approval to allocate Extra Care capital funding;
 - give approval for analysis by the Council of the Developer's revised proposal for Retford Extra Care, with a report to be brought to Committee in early 2017. The report shall include confirmation of the HCA grant funding decision and also detailed plans and financial implications for consideration regarding whether to proceed with the allocation of Extra Care capital funding as agreed in 2012.

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 Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972.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 Bassetlaw Extra Care schemes outlined in this report are proposed as part of the Council's Strategy for the additional development of new Extra Care accommodation across Nottinghamshire. The Council is committed to creating 160 new Extra Care places by March 2018 as part of its commitment to providing alternatives to residential care. To date 82 new places have been created within four new schemes (St Andrew's, Poppy Fields, Bilsthorpe Bungalows and Darlison Court). A further 50 new Extra Care places have been approved by the Adult Social Care and Health (ASCH) Committee and are currently in development (Bowbridge Road Extra Care scheme and Townview, the former Mansfield General Hospital Extra Care scheme). The additional two new Bassetlaw schemes proposed in this report (Worksop and Retford) would between them provide a further 61 new units, making an overall delivery of 193 new units of Extra Care across Nottinghamshire.

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.

Proposal for a new Worksop Extra Care scheme

5. Bassetlaw District Council is keen to work with the County Council to create a new build Extra Care scheme in Worksop. The existing Extra Care scheme, Abbey Grove in Worksop, provides 25 units of Extra Care accommodation. The scheme is managed by A1 Housing (the District's Housing Provider), with 24/7 on-site care provided by Comfort Call. Discussions between Council officers, District officers and A1 Housing colleagues have identified the need for additional Extra Care places to meet local demand. In addition, further improvements are likely to be needed to the existing Abbey Grove building to upgrade accommodation in line with future Fire Safety requirements.
6. At its meeting in February 2015, ASCH 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 on 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.
7. A further report to ASCH Committee in June 2015 approved the submission of a joint bid with Bassetlaw District Council to the national HCA Care & Support Specialised Housing Fund for the development of new Extra Care within Worksop.
8. On 10th March 2016 the HCA announced the award of grant funding of £1,056,000 conditional on a revised scheme design being submitted to the HCA for approval. A report to ASCH Committee in April 2016 provided an update on the further development work needed and required a report to be brought back to Committee in 2016 to provide detailed plans and financial implications for consideration to approve the allocation of capital funding.
9. Over the course of 2016, Bassetlaw District Council has undertaken further work to revise the 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. A revised design was shared with the County Council in August 2016 and has been assessed as meeting the county Extra Care design standard. The revised design was submitted to the HCA in September and the District advises that it expects the HCA to confirm its approval for the new design by December 2016. Once HCA approval has been achieved, it will be possible for the District

to confirm the minimum contribution required from the County Council to deliver the proposed new Extra Care scheme.

10. 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, as the anticipated rental income, along with the HCA grant and District capital funding, would not cover the cost of the redevelopment. Indicative financial modelling and outline details regarding the proposed arrangements for the creation of the new scheme, as set out in the Exempt Appendix, shows the expected level of funding required is anticipated to be within the range of approved County Council contributions to other new Extra Care schemes in Nottinghamshire. Once the final HCA decision is known, confirmation of financial implications for the County Council will form part of a detailed report to be brought to Committee for consideration.

New Proposal for Retford Extra Care

11. In line with a report to ASCH Committee in July 2015, further development work has been undertaken with the proposed developer for the Retford Extra Care scheme. Following the withdrawal of the Developer's chosen funding partner in April 2016 at final contract negotiation stage, the Council sought legal advice and set the Developer a final deadline of September 2016 for confirming its proposed funding arrangements and timescales for proceeding with the development of the Retford Extra Care scheme.
12. In response to the September deadline, the Developer has submitted updated proposals stating that it has now secured a new funding partner and would like the Council's approval to develop a Retford Extra Care scheme which they say would offer a range of affordable housing for rent, for sale and for shared ownership.
13. In order to be able to deliver this proposal, the Developer has said it will require HCA funding under the national 'Shared Ownership and Affordable Homes Funding Programme 2016 to 2021', the aim of which is to increase the supply of new shared ownership and affordable homes in England.
14. HCA grant decisions are scheduled for announcement in December 2016. If the HCA chooses to award funding to the Developer, this would mean bringing a report to ASCH Committee, in January 2017 at the earliest, to confirm proposals for the Retford Extra Care scheme and to seek permission to allocate capital funding. This timescale would result in the start of construction on site in February 2017 at the earliest, with an expected opening date for the Retford scheme of February 2019 at the earliest. These timelines are dependent upon the Developer receiving firm scheme approval from the HCA in December 2016.

Other Options Considered

15. 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

16. 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 per year.

Statutory and Policy Implications

17. 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

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

Implications for Service Users

19. These are as set out in the Exempt Appendix. 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 Committee:

- 1) gives approval for analysis by the Council of revised plans by Bassetlaw District Council regarding a proposed new Worksop Extra Care scheme, with a report to be brought to Committee in early 2017. The report shall include confirmation of the Homes and Community Agency grant funding decision and also detailed plans and financial implications for consideration regarding approval to allocate Extra Care capital funding;
- 2) gives approval for analysis by the Council of the Developer's current proposal for Retford Extra Care, with a report to be brought to Committee in early 2017. The report shall include confirmation of the Homes and Community Agency grant funding decision and also detailed plans and financial implications for consideration.

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Constitutional Comments (LM 23/09/16)

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

Financial Comments (KAS 27/09/16)

21. The financial implications are contained within 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.

Aiming for Excellence – Extra Care Update – report to Adult Social Care & Health Committee on 29 October 2012

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

Update on Development of Retford Extra Care – report to Adult Social Care & Health Committee on 15 July 2015

New Extra Care Schemes in Newark and Worksop – report to Adult Social Care and Health Committee on 18 April 2016

Electoral Division(s) and Member(s) Affected

All.

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