



ADULTS AND COMMUNITIES OVERVIEW AND SCRUTINY COMMITTEE

25 MARCH 2014

REPORT OF THE DIRECTOR OF ADULTS AND COMMUNITIES

PROGRESS ON TAKING FORWARD THE DEVELOPMENT OF THE EXTRA CARE HOUSING STRATEGY IN LEICESTERSHIRE

Purpose of the Report

- 1 To provide an update to members of the Adults and Communities Overview and Scrutiny Committee on progress in taking forward the development of the County Council's Extra Care Housing Strategy in Leicestershire.

Policy Framework and Previous Decisions

- 2 The White Paper '*Our Health, Our Care, Our Say*', published in 2006, sets out a framework for adult social care in the future and expects local authorities to work strategically with partners to promote independence and provide opportunities for greater choice and control for service users. The Department of Health (DoH) expects all local authorities to continue to develop alternatives to residential care.
- 3 Enabling vulnerable adults to live as independently as possible in their own homes with choice and control over the services they receive will support the delivery of government policy as set out in '*A Vision for Adult Social Care: Capable Communities and Active Citizens*' and the good practice put together by the national partnership made up of the Association of Directors of Adult Social Services, the Local Government Association, and the DoH '*Think Local, Act Personal: Next Steps for Transforming Adult Social Care*' by providing choices and supporting individuals to participate in their communities.
- 4 At its meeting on 15 December 2009, the Cabinet considered a report regarding progress with the development of alternatives to residential care through appropriate housing provision, and approved the Leicestershire Extra Care Housing Strategy for 2010-2015.
- 5 Following consideration of the previous annual report on 16 January 2013, the Cabinet agreed, amongst other things, the provision of funding for a proposed new extra care development in Blaby District and the extension of current care and support contracts in relation to a number of other schemes. Developments since the previous annual report are set out within this report.
- 6 The development of extra care remains a national Government priority for social care and housing services. The Care Bill maintains the current policy direction that is likely to continue for the foreseeable future.

- 7 It was agreed that progress on the Strategy would be reported to the Cabinet on an annual basis and on the 5 March 2014, the Cabinet noted the progress on the development of the Leicestershire Extra Care Housing Strategy 2010-2015.

Background

- 8 There are currently seven extra care housing schemes in Leicestershire, five of which have placements that are funded or commissioned by Leicestershire County Council (LCC). They are:
- Gretton Court, Melton Mowbray (Melton Borough) – LCC customers;
 - Clover Court, Market Harborough (Harborough District) – LCC customers;
 - St Mary's House, Lutterworth (Harborough District) – LCC customers;
 - Birch Court, Blaby (Blaby District) – LCC customers;
 - Connaught House, Loughborough (Charnwood Borough) – LCC customers;
 - Welland Place, Market Harborough (Harborough District) – no LCC customers;
 - Hornsey Rise Memorial Home, Wellsborough (Hinckley and Bosworth Borough) – no LCC customers.
- 9 Developing extra care housing offers an opportunity for older people to lead more independent lives and prevent unnecessary admissions to residential care. Extra care housing supports the personalisation agenda, enabling individuals to have more choice and control over their environment and the services they receive.
- 10 The Leicestershire Joint Strategic Needs Assessment (JSNA) 2012 Refresh predicts that by 2025 the number of people aged over 75 years is expected to increase significantly and the number of older people in Leicestershire aged 85+ is set to double between 2008 and 2026. The JSNA reports that the use of residential care in Leicestershire is decreasing and more people are being supported to live in the community. In order to ensure this trend continues into the future, substantial investment in services such as extra care housing is needed.
- 11 The Leicestershire Extra Care Housing Strategy was agreed by the Cabinet in December 2009 and covers the period 2010–2015. An update to the Cabinet in February 2011 noted difficulties in accessing capital contributions to support the development of additional extra care provision and impact of this on the deliverability of the target for 500 additional extra care places by 2015.

Existing schemes

- 12 A strategic review of the extra care schemes where care and support is commissioned by the County Council was undertaken during 2012. Following on from this review, a combined care and support service has been re-commissioned in three schemes, with new contracts beginning on 7 April 2014. These new contracts will deliver a 24 hour on site care and support service to residents; enabling people to remain independent in their own homes for as long as possible in a supportive environment.
- 13 Existing care and support contracts have been extended in two further extra care schemes while work is undertaken with existing providers and other key stakeholders to shape these services going forward.

New developments

Blaby

- 14 On 16 January 2013, Cabinet agreed to support a bid by East Midlands Housing Group for funding from the HCA (Care and Support Specialised Housing Fund) for a new extra care development in Blaby District (Winchester Road). This support included the allocation of up to £1.2m as a capital contribution. The Cabinet also agreed that £0.1m of New Homes Bonus (NHB) be allocated to this scheme. The bid was also supported by a capital contribution of £0.1m from Blaby District Council. On 20 November 2013, the Cabinet agreed that this scheme be further supported by a £290,000 investment from the County Council's NHB funding for 2013/14 for the provision of 13 affordable bungalows.
- 15 The funding bid was successful and the scheme is now moving forward to development. The scheme will provide a 50 unit extra care facility, comprising one and two bed self-contained apartments and 13 bungalows at Winchester Road, Blaby. The extra care facility has a full range of communal facilities which can be accessed by residents of both the apartments and the surrounding bungalows.
- 16 The site has access to public transport and is reasonably close to Blaby town centre with accompanying community facilities, ie supermarkets, local shops, and dentist and GP surgeries. The scheme is scheduled for completion in March 2015.
- 17 A formal agreement between the County Council and East Midlands Housing Group, setting out terms to support the County Council's capital contribution is currently being worked up. This will include arrangements to place service users in the development and securing long term usage of the building as an extra care facility to meet the needs of older people as well as practical arrangements for a risk based, phased transfer of funding.

Harborough

- 19 On 12 June 2013, the Cabinet agreed the allocation of £100,000 NHB funding to support the development of an extra care scheme at Brooklands Gardens, Market Harborough. The scheme will provide 53 extra care apartments through the remodelling of an existing sheltered housing scheme and will be completed in the autumn of 2015.

Melton

- 20 On 15 June 2010, the Cabinet gave approval to the standalone procurement of extra care and specialist dementia care at the Catherine Dalley Elderly Persons' Home (EPH) and the former Silverdale Hostel site in order to establish a flagship model of care in Melton.
- 21 Since this time, the County Council has identified a potential site suitable for a 60 unit Extra Care development on the former King Edward VII school site, Burton Road, Melton Mowbray which is now surplus and available for disposal. An outline planning application has been submitted for the former school site for residential development, which includes the proposed Extra Care facility, and this is due to be determined in

March 2014. If outline planning consent is granted the County Council will proceed to market the whole site to include a condition for the proposed Extra Care provision. The successful purchaser will be responsible for the design, development and operation of the future facility. It is anticipated that some of the units would be available as affordable housing.

Other activities

- 22 Following the series of stakeholder events reported in the last update, a number of actions have been taken forward during the year:
- a) Officers have continued to work with District Councils and other key stakeholders to promote and explore opportunities for extra care development.
 - b) Links with NHS partners have been strengthened and the potential to integrate health services into the new developments at Winchester Road and Brooklands Gardens is being explored.
 - c) A small Working Group has been established to develop a shared vision and identify for extra care services in Leicestershire and put in place a marketing plan; promoting extra care as an attractive housing and support option for older people.
 - d) A new service delivery model has been co-produced with housing and care providers and existing extra care residents. The model brings together the provision of care and support into a single, seamless service; focussed on meeting need in creative and flexible ways. This model was used to re-commission services, as outlined in paragraph 12.

Resources Implications

- 23 Development of new extra care housing will potentially require the County Council to invest in the following areas:
- a) A capital or asset contribution towards new build or refurbishment costs. This element has increasing significance since external grant funding has become more difficult to access in the current financial climate.
 - b) Through the provision of care packages for new residents (allocation of funding for care packages would be made in line with County Council rules on eligibility criteria).
 - c) Through the commissioning of housing related support services.
- 24 The Cabinet has previously agreed that the capital receipt from the transfer of the Council's nine EPHs would be available for investment in new extra care schemes, subject to an appropriate business case.
- 25 Extra care housing gives the opportunity for service users to access sources of funding that are not available to them in residential care, and thus provides the potential for longer term efficiency savings for the Council. Savings of £250,000 are included in the current Medium Term Financial Strategy from 2015/16 onwards.

- 26 The Cabinet (January 2013) agreed that in 2013/2014 and 2014/2015 an allocation of £490,000 per annum of the County Council's NHB be made to provide homes for older people and affordable homes in rural communities, subject to appropriate funding contributions from District Councils, with the intention being to focus on Extra Care schemes.
- 27 The Director of Corporate Resources and County Solicitor have been consulted on the contents of this report.

Recommendation

- 28 The Adults and Communities Overview and Scrutiny Committee is recommended to note the progress on the development of the Leicestershire Extra Care Housing Strategy 2010-2015

Background Papers

- Report to the Cabinet – 15 December 2009: Leicestershire Extra Care Housing Strategy for Older People, 2010-2015 - <http://politics.leics.gov.uk/documents/s42233/F%20-%20Extra%20Care%20Housing%20in%20Leicestershire.pdf>
- Report to Cabinet – 8 February 2011: Progress on Taking Forward the Development of Extra Care Housing in Leicestershire – [http://politics.leics.gov.uk/Published/C00000135/M00003389/AI00027377/\\$Fprogresswithextracarehousing.doc.pdf](http://politics.leics.gov.uk/Published/C00000135/M00003389/AI00027377/$Fprogresswithextracarehousing.doc.pdf)
- Report to Cabinet – 6 March 2012: Progress on Taking Forward the Development of Extra Care Housing in Leicestershire - [http://politics.leics.gov.uk/Published/C00000135/M00003389/AI00030549/\\$Fextracarehousingstrategyprogressreport.doc.pdf](http://politics.leics.gov.uk/Published/C00000135/M00003389/AI00030549/$Fextracarehousingstrategyprogressreport.doc.pdf)
- Report to Cabinet – 16 January 2013: Progress on Taking Forward the Development of Extra Care Housing in Leicestershire – [http://politics.leics.gov.uk/Published/C00000135/M00003628/AI00033438/\\$Eprogressextracarehousingstrategy.doc.pdf](http://politics.leics.gov.uk/Published/C00000135/M00003628/AI00033438/$Eprogressextracarehousingstrategy.doc.pdf)
- Report to Cabinet – 5 March 2014 – Progress on Taking Forward the Development of the Extra Care Housing Strategy in Leicestershire [http://politics.leics.gov.uk/Published/C00000135/M00003988/AI00037203/\\$7progressontakingforwardextracarehousing.docA.ps.pdf](http://politics.leics.gov.uk/Published/C00000135/M00003988/AI00037203/$7progressontakingforwardextracarehousing.docA.ps.pdf)

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Relevant Impact Assessments

Equal Opportunities Implications

- 28 Provision of extra care housing services is aimed at enabling vulnerable people to maintain their independence. The Strategy will ensure that a range of services are developed that meet the diverse needs of all communities in Leicestershire.

Environmental Implications

- 29 The drive to improve energy efficiency in buildings and to reduce carbon emissions from energy use is likely to result in tougher standards for new and renovated buildings in the near future. Any future specification in relation to new buildings and renovation of buildings will include requirements for high energy efficiency standards.