

Leicester
City Council

WARDS AFFECTED
All

FORWARD TIMETABLE OF CONSULTATION AND MEETINGS:
Cabinet

18th October 2004

Progress Report - Developing Extra Care Housing

Report of the Corporate Director of Social Care & Health

1. Purpose of Report

Cabinet considered a report on Extra Care Housing development on 16th August 2004. The report sought agreement to submit bids to the Department of Health Development Fund to develop local projects. This report outlines progress made.

2. Summary

- 2.1 The DOH Extra Care Housing Fund is a national fund that has to be bid for. It will cover capital costs for new build or refurbishment for extra care. The 2005/06 national fund totals £40.3 million for older people and £2.32 million for adults with learning disabilities. Guidance and applications were issued at the end of July 2004. Time-tables are:
- **Learning disabilities fund.** Expressions of interest by 30th September 2004. Results by end of October 2004, when successful authorities will be asked to submit a full bid by end of December 2004. Final bid approval announced February 2005.
 - **Older people's fund.** Bid submission by 25th October 2004, with results announced in January 2005.
- 2.2 An expression of interest has been submitted to the Development Fund for a project for eight people with learning disabilities. If this is successful we will be asked to submit a full bid and will need to select a housing provider to do this
- 2.3 Following a selection process led by housing in partnership with social care, Hanover Housing Association are now Council's partner housing provider for the older people's project. They are working with the Council to develop the bid.
- 2.4 Evidence from last years projects that received funding shows that bids have more chance of success if they:
- Can demonstrate deliverability, through having secured a site and designed the building around this, as well as having an indication that planning permission will be seen favourably. Work needs to start on site by 31/03/06.

- Show a good strategic fit and support from key partners (Social Care, Housing, Primary Care Trusts and Supporting People).
- Demonstrate innovation in design and service delivery.
- Show value for money. Successful sites in the previous round did not request full capital costs through, for example, making use of existing Local Authority land and not requesting full market value for this in the bid.

2.5 A Project Director and Manager have been identified within Social Care & Health and partners are engaged in developing the bids and looking at the future long-term strategy for extra care.

2.6 The design will include elements that demonstrate good practice in providing services for older people with mental ill-health needs; an area in which Hanover have considerable expertise. It will also ensure that a range of diverse cultural needs can be met within the project.

2.7 Having regard to the evidence from last years projects that received funding as set out in para 2.4, a site has been identified by Property Services at Wycombe Road that should meet all the criteria.

Whilst the Wycombe Road site extends to some 6.15 acres, the requirement for the Extra Care Housing Scheme will only be about 2 acres. The site comprises former Allotment land that has been declared surplus to Allotment purposes under the City Wide Allotment Strategy. Final confirmation to the decommissioning/disposal from the Government Office for the East Midlands (GOEU) should be received in the next few weeks.

The total site is identified in the Replacement City of Leicester Local Plan (RCLLP) for Housing Allocation and the Director of Housing has confirmed that the Extra Care Scheme would qualify as the 30% Affordable Housing provision in line with RCCLP policy H06.

2.8 As required, the older person's bid is being prepared to meet Housing Corporation criteria. Hanover Housing Association will be supported to submit the project to the Regional Housing Corporation as an alternative route of identifying capital funding, should the DOH bid be unsuccessful.

3. Recommendations

Cabinet is asked to:

3.1 Confirm their agreement to the disposal of the affordable housing element on the Wycombe Road site to Hanover Housing Association for an Extra Care Housing Scheme, on terms to be agreed by the Corporate Director of Resources, Access and Diversity in accordance with the Councils Disposal Framework (as agreed by Cabinet in October 2003).

4. Headline Financial and legal Implications

4.1 The capital bid to the Older People's Extra Care Housing Fund will be between £3 - £4 million for a new build project. In accordance with Council policy the bid will cover a

sum for full market value for the site. As evidenced by last years successful submissions, however, bids have more chance of success where full capital cost is not requested.

- 4.2 The overall funding of on-going revenue costs is complex, with a combination of social care funding, local housing benefits and national benefits. Current spending on residential and domiciliary care should reduce, as extra care is an alternative way of meeting eligible needs. If the bid is successful, the revenue funding for costs payable by the City Council for the extra care project would in principle come from existing Social Care and Health commissioning budgets for residential care and domiciliary care. The detailed costs of the proposed extra care scheme and the funding to be redirected from existing budgets will be scoped in detail as the bid is developed, to ensure that it is affordable.
- 4.3 The care and support element i.e. the revenue costs will be tendered to an external provider, by Social Care and Health and Supporting People.
- 4.4 The Supporting People Commissioning Body has agreed to fund the revenue costs for any housing related support for the initial bid. Supported living/extra care for people with learning disabilities is a Supporting People priority; no funding can be committed at this stage, however, until next year's grant allocation is confirmed

5. Legal Implications from Head of Legal Services

At this time there are no other specific legal implications arising from the report. (Kamal Adatia, Barrister, Ext 7044)

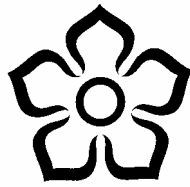
6. Report Author/Officer to contact:

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DECISION STATUS

Key Decision	No
Reason	N/A
Appeared in Forward Plan	No
Executive or Council Decision	Executive (Cabinet)



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Type in Committee

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SUPPORTING INFORMATION

1. Report

- 1.1 Developing extra care for people with learning disabilities is within the remit of the Housing and Support Strategy, Valuing People Plan, taken to Scrutiny Committee on 10th March 2004. The proposal submitted to DOH is for a new build project for eight people. It will fill a gap that has been identified for a short to medium term service that provides a stepping-stone to enable people to learn independent living skills prior to identifying long-term accommodation. This will be able to respond in a crisis and will focus on people living with older family carers.

3. Other Implications

OTHER IMPLICATIONS	YES/NO	Paragraph References Within Supporting information
Equal Opportunities	Yes	Throughout the report
Policy	No	
Sustainable and Environmental	No	
Crime and Disorder	No	
Human Rights Act	No	
Elderly/People on Low Income	Yes	Throughout the report

4. Background Papers – Local Government Act 1972

Extra Care report presented to Cabinet on 16th August 2004.

Housing and Support Strategy for People with Learning Disabilities, Valuing People Plan, presented to Social Services Scrutiny Committee on 10th March 2004.

6. Consultations

Vic Meredith, Property Services
Ann Branson, Housing Department
Denise Steadman, Supporting People Co-ordinator

6. Report Author

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