

Adult Social Care Scrutiny Commission Report

Extra Care Housing

Date: 4th December 2018

Lead Assistant Mayor: Vi Dempster

Lead Director: Tracie Rees

Useful information

- Ward(s) affected: Beaumont leys and Braunstone
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- Report version 1.

1. Purpose

- 1.1 To provide the Adult Social Care Scrutiny Commission with an update on the development of 2 Extra Care schemes in the City.

2. Summary

- 2.1 In August 2014, the Executive agreed to proceed with the development of 2 Extra Care Schemes at Tilling Road, Beaumont Leys and Hamelin Road, Braunstone.
- 2.2 However, the schemes were paused in 2016, pending the Government's review of the Local Housing Allowance (LHA). Progressing with the development at the time could have been detrimental to the Councils finances, due to a shortfall between the level of housing benefits payable and the actual chargeable rent.
- 2.3 The Government has now published its findings and have decided that Extra Care and supported living is exempt from any changes to the LHA. This means that Extra Care will still attract the higher level of housing benefits and the rent will be fully covered.
- 2.4 Therefore, the necessary due diligence checks have been completed to ensure that the terms of the original agreement are still relevant, and it is anticipated that the construction of the buildings will commence in January 2019. It is likely that the building work will take in the region of 18 months.
- 2.5 The 2 schemes will together provide a total of 155, 1 and 2 bed flats for a range of vulnerable adults over the age of 18 years.

3. Recommendation

- 3.1 The Adult Social Care Scrutiny Commission is recommended:
 - a) To note the proposal to progress with the schemes and to provide comments/feedback

4. Report

- 4.1 The provision of accommodation that supports people to live in the community with support is a key priority for Adult Social Care (ASC) and provides a cost effective option to residential care.
- 4.2 A recent needs analysis shows that over the next 5 years, there is a projected shortfall of approximately 474 units of accommodation required for a range of vulnerable adults. Therefore, progressing with the development of these two schemes will provide 155 units.
- 4.3 Following a procurement exercise in 2015, a consortium led by Ashley House Plc was selected to deliver the 2 schemes. Places for People, which is a Registered Social Landlord will provide the landlord function.
- 4.4 The 2 schemes will provide 1 and 2 bed flats for a range of vulnerable people; this includes people with a learning disability, those with autism, mental health problems, older people and transitions cases.
- 4.5 In exchange for council owned land and Right to Buy Monies, the Council will receive 100% nomination rights to all the flats into perpetuity. Each scheme will cost in the region of £11m. The Councils total contribution will be £2.45m Right to Buy Monies and the land.

5. Financial, legal, other implications

Financial

- 5.1 There are no financial implications associated with this report.

Legal

- 5.2 There are no legal implications associated with this report.

Equalities

- 5.3 There are no equalities implication associated with this report.

Climate change

- 5.4 There are no climate change implications associated with this report.

6. Appendences

None

7. Background Reports

7.1 Government notes re Local Housing Allowance

8. Is this a private report:

No

9. Is this a key decision:

No