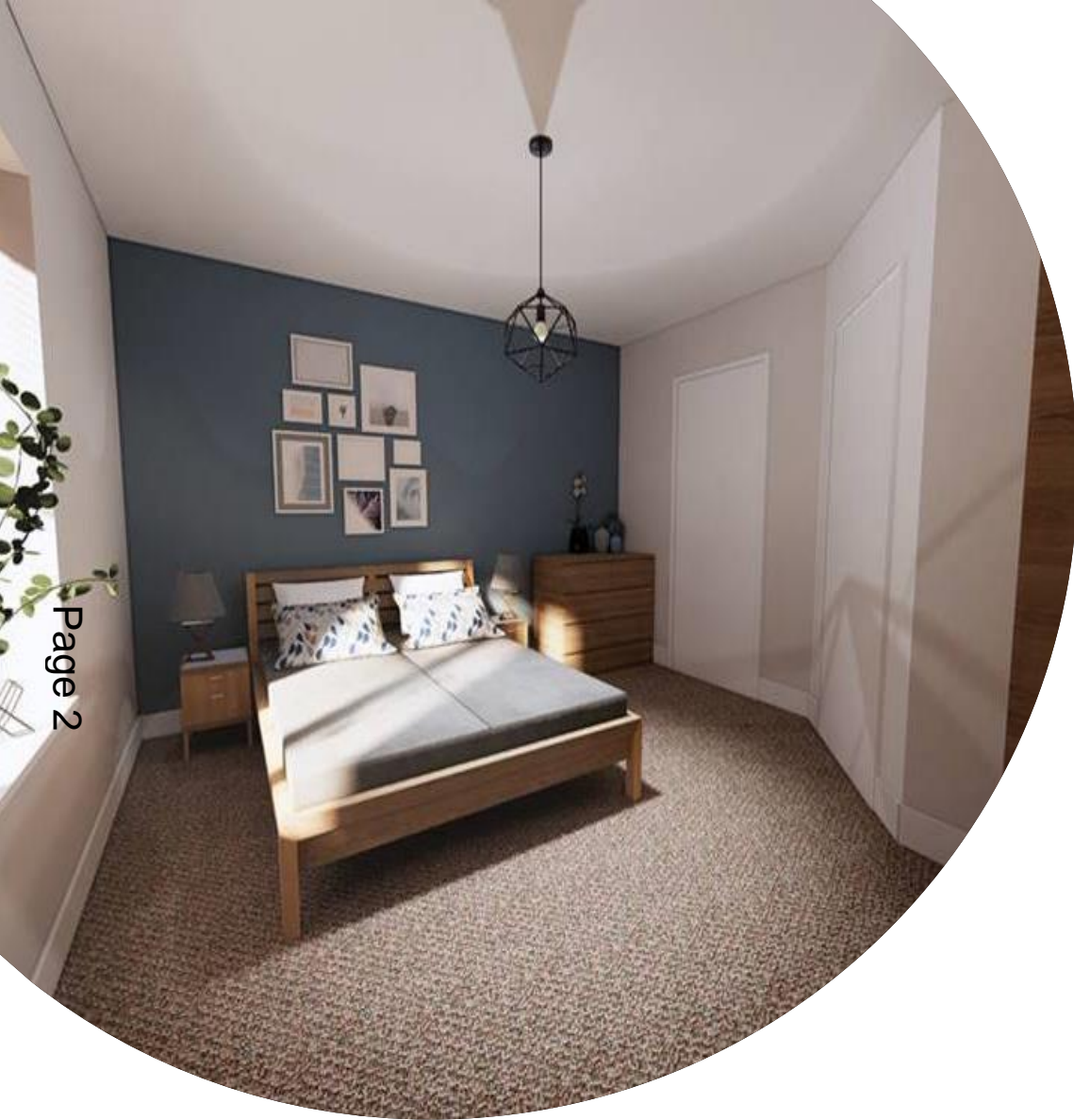


Extra Care Housing & Supported Living Programme

*De Wint Court Extra Care Scheme
January 2023 Update*





Programme Overview

- £12.631m investment programme in extra care and working age adults housing.
- Promote and enable independence and improve health and well-being of older aged people and Working Aged Adults with a disability
- Help to reduce pressures on funding attached to domiciliary and residential care
- Assist with meeting the need and demand for additional housing options with care
- Illustrate the scope of innovate partnership in developing and supporting such accommodation within the county
- Efficient delivery of services - multiple care needs managed on one site adaptable with people's changing circumstances
- Regeneration of sites, enhancing the local area with new facilities for wider community use
- Release of local housing for rent and sale
- Additional use of, and income to, local businesses e.g., leisure centres, cafes, bus service thus supporting their longevity
- Additional employment opportunities e.g., on-site management/concierge provision, care provision, building construction, site maintenance

Live Projects

There are currently two live projects within the Capital Programme which have achieved Executive approval in addition to De Wint Court.

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- **The Hoplands, Sleaford**
 - **Prebend Lane, Welton**

Further schemes will be presented to Adults and Community Wellbeing Scrutiny Committee and Executive for approval throughout the next three-four years as projects develop and opportunities present.



The Hoplands, Sleaford

- Partnership with North Kesteven District Council
- 40 unit Extra Care Housing scheme for over 55s
- 12 units of supported living accommodation for Working Aged Adults with a disability
- £2.56million LCC contribution
- Construction to commence October 2023





Prebend Lane, Welton

- Partnership with LACE Housing and West Lindsey District Council
- 62 one-bedroom apartments for over 55s
- £1.6million LCC contribution
- Scheme successful for over £5million Homes England funding
- Construction due to commence in March 2023



Future Opportunities

- Grange Farm, Market Rasen – in partnership with ACIS Group for 10 one-bedroom apartments for Working Aged Adults with a disability
- Langrick Road, Boston – in partnership with Boston Borough Council and Platform Housing Group for 50 unit Extra Care Housing scheme and 10 one-bedroom apartments for Working Aged Adults with a disability
- Horncastle College – in partnership with LACE Housing for 40 one-bedroom apartments for over 55s
- King's Road, Spalding – in partnership with LACE Housing for 39 one-bedroom apartments for over 55s



De Wint Court, Lincoln

- Partnership with City of Lincoln Council
- Extra Care Housing scheme with 50 one-bedroom and 20 two-bedroom apartments
- £2.8million LCC contribution
- Scheme completed in March 2022

- Sensory garden and Dementia friendly design

- Secure by Design Gold Award

- Community and local school connection

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Photo competition

- Restaurant serving residents and community owned by local family

- Shortlisted for Local Government Chronicle Award





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Homes Released

- 35 City of Lincoln Council Properties
- 8 Housing Association/RP
- 5 Residential Care Beds
- 3 North Kesteven Council Properties
- 5 Privately Owned Properties
- 10 Privately Rented Properties
- 1 Homeless Licence
- 3 Living with Friends/Family

Social Value

- 20% of operatives lived within 5km of the scheme
- 72 operatives were Lincolnshire residents
- 24 new jobs were created for residents who were previously out of work
- 8 apprentices worked on the scheme, totaling 127 apprentice weeks
- 4 part time cleaners
- 3 Assistant Scheme Managers
- 9 additional Carers





A Community...

- Scheme is fully occupied with a waiting list of approximately 30 people
- 23 tenants with low care needs (*1-4 hours per week*)
- 24 tenants with medium care needs (*5-10 hours per week*)
- 23 tenants with high care needs (*More than 10 hours per week*)
- LCC nominations = 18 medium and 18 high
- 57 Housing Benefit/Universal Credit, 13 self-funders
- 16 applicants aged between 50 and 60
- 29 applicants aged between 61 and 70
- 30 applicants aged between 71 and 80
- 21 applicants aged 81+

[De Wint Extra Care Facility - YouTube](#)