



County Offices
Newland
Lincoln
LN1 1YL

25 October 2021

Executive

A meeting of the Executive will be held on **Tuesday, 2 November 2021** in the **Council Chamber, County Offices, Newland, Lincoln LN1 1YL** at **10.30 am** for the transaction of business set out on the attached Agenda.

Yours sincerely

Debbie Barnes OBE
Chief Executive

Membership of the Executive
(9 Members of the Council)

Councillor M J Hill OBE, Executive Councillor for Resources, Communications and Commissioning (Leader of the Council)

Councillor Mrs P A Bradwell OBE, Executive Councillor for Children's Services, Community Safety and Procurement (Deputy Leader)

Councillor Mrs W Bowkett, Executive Councillor for Adult Care and Public Health

Councillor R D Butroid, Executive Councillor for People Management, Legal and Corporate Property

Councillor L A Cawrey, Executive Councillor for Fire & Rescue and Cultural Services

Councillor C J Davie, Executive Councillor for Economic Development, Environment and Planning

Councillor R G Davies, Executive Councillor for Highways, Transport and IT

Councillor D McNally, Executive Councillor for Waste and Trading Standards

Councillor Mrs S Woolley, Executive Councillor for NHS Liaison, Community Engagement, Registration and Coroners

**EXECUTIVE AGENDA
TUESDAY, 2 NOVEMBER 2021**

Item	Title	Forward Plan Decision Reference	Pages
1	Apologies for Absence		
2	Declarations of Councillors' Interests		
3	Announcements by the Leader, Executive Councillors and Executive Directors		
4	Minutes of the Meeting of the Executive held on 5 October 2021		5 - 14

KEY DECISIONS - ITEMS TO BE RESOLVED BY THE EXECUTIVE

5	Extra Care Housing at Prebend Lane Welton with LACE Housing Limited <i>(To receive a report by the Executive Director - Adult Care and Community Wellbeing and the Executive Director – Commercial which recommends the release of funds from the capital programme budget to enable the Prebend Lane Scheme in Welton to commence development in Autumn 2022)</i>	I022785	15 - 90
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Please note: Appendices E and F to this report have not been circulated to press and public on the grounds that they are considered to contain exempt information as defined in paragraph 3 of part 1 of Schedule 12A of the Local Government Act 1972, as amended. The press and public may be excluded from the meeting if the Executive wish to discuss any of the information included within these appendices)

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Please Note: for more information about any of the following please contact the Democratic Services Officer responsible for servicing this meeting

- Business of the meeting
- Any special arrangements
- Copies of reports

Contact details set out above.

Please note: This meeting will be broadcast live on the internet and access can be sought by accessing [Agenda for Executive on Tuesday, 2nd November, 2021, 10.30 am \(moderngov.co.uk\)](#)

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<https://www.lincolnshire.gov.uk/council-business/search-committee-records>



**EXECUTIVE
5 OCTOBER 2021**

PRESENT: COUNCILLOR M J HILL OBE (LEADER OF THE COUNCIL)

Councillors Mrs P A Bradwell OBE (Executive Councillor for Children's Services, Community Safety and Procurement) (Deputy Leader), R D Butroid (Executive Councillor for People Management, Legal and Corporate Property), C J Davie (Executive Councillor for Economic Development, Environment and Planning), R G Davies (Executive Councillor for Highways, Transport and IT), D McNally (Executive Councillor for Waste and Trading Standards) and Mrs S Woolley (Executive Councillor for NHS Liaison, Community Engagement, Registration and Coroners)

Councillors R B Parker (Chairman of the Overview and Scrutiny Management Board) and R Wootten (Chairman of the Environment and Economy Scrutiny Committee) attended the meeting as observers

Officers in attendance:-

Mark Baxter (Chief Fire Officer), Justin Brown (Assistant Director Growth), Pam Clipson (Head of Finance, Adult Care and Community Wellbeing), David Coleman (Chief Legal Officer), Andrew Crookham (Executive Director Resources), Glen Garrod (Executive Director - Adult Care and Community Wellbeing), Andy Gutherson (Executive Director Place), Nicole Hilton (Assistant Director - Communities), Anita Ruffle (Head of Transport Services), Heather Sandy (Executive Director of Children's Services), Nigel West (Head of Democratic Services and Statutory Scrutiny Officer) and Rachel Wilson (Democratic Services Officer)

29 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mrs W Bowkett and L A Cawrey.

NOTE: Councillor L A Cawrey was in attendance via Microsoft Teams as an observer, and so was not entitled to vote.

30 DECLARATIONS OF COUNCILLORS' INTERESTS

There were no declarations of interest at this point in the meeting.

31 ANNOUNCEMENTS BY THE LEADER, EXECUTIVE COUNCILLORS AND EXECUTIVE DIRECTORS

Councillor C J Davie, Executive Councillor for Economic Development, Environment and Planning, advised that on Friday, 1 October 2021, the Council had launched its series of Great British Summer events. There had so far been a very positive reaction to this

announcement and several businesses had already expressed an interest in participating. The events would commence on the Queen's Platinum Jubilee in June 2022, ending with the SteamPunk Festival on the August Bank Holiday. It was expected that this series of events would bring increased numbers of visitors to Lincoln Castle and the local area.

Councillor M J Hill OBE, Leader of the Council, advised that he had attended a very successful Lincolnshire Day event at Normanby Hall with representatives of North and North East Lincolnshire Councils. There had been a clear commitment to continue celebrating Lincolnshire Day, and for the three authorities to work together on the devolution bid for Lincolnshire, further details were expected by the end of October 2021.

It was also reported that the Council was due to sign a Memorandum of Understanding to resolve the situation in relation to The Usher Gallery in Lincoln. It could then be used in conjunction with the Collection building, and would increase the offer for the city. It was hoped that this agreement would give reassurance to the City of Lincoln that its heritage would be respected and looked after in the future.

32 MINUTES OF THE MEETING OF THE EXECUTIVE HELD ON 7 SEPTEMBER 2021

RESOLVED

That the minutes of the meeting held on 7 September 2021 be signed by the Chairman as a correct record.

33 INVITATION TO JOIN A WORKING GROUP ON A GEOLOGICAL DISPOSAL FACILITY IN EASTERN LINCOLNSHIRE

The Assistant Director – Growth introduced the report which set out the invitation from Radioactive Waste Management (RWM) to join a Working Group to explore further whether eastern Lincolnshire, and the former Theddlethorpe Gas Terminal site, in particular, would be an appropriate location for a geological disposal facility. The formation of a Working Group was a government requirement, and the government's preference was that a relevant principal local authority should be part of a working group. A similar invitation had been sent to East Lindsey District Council.

The report had been considered at the meeting of the Environment and Economy Scrutiny Committee on 14 September 2021, and the comments of the scrutiny committee had been included in the report presented to the Executive.

The Assistant Director – Growth stressed that joining the working group did not mean that Lincolnshire County Council supported the concept of a geological disposal facility, and also that the working group would not be where any decision about locating a geological disposal facility would be taken. It would be the local community, through a Public Test of Support, who would determine whether a geological disposal facility should be located in the area. It was also highlighted that it was known that there were other commercial energy sector interests in the site as well.

The reasons why RWM had made contact with the County Council and East Lindsey District Council were explained, and also that RWM were leading on the Department of Business, Energy, and Industrial Strategy (BEIS) sponsored project to deliver a geological disposal facility. The aim of the project was to dispose of the UK's higher activity radioactive waste deep underground safely, and permanently. It was also noted that RWM had indicated that a geological disposal facility could provide over 1000 construction jobs and then several hundred permanent technical and skilled jobs, as well as investment in the area's infrastructure, through flood management, transport infrastructure, road improvements etc. However, this initial analysis would need to be verified.

The Chairman of the Environment and Economy Scrutiny Committee presented the comments from the Committee's consideration of the report on 14 September 2021. He thanked the members of the campaign group and their co-ordinator who had attended the meeting for the way they had conducted themselves and also highlighted that he had arranged for Mr Ken Smith to speak at the Committee meeting, where he had expressed the concerns of the local residents. The Council had engaged with the campaign group in a positive and productive manner. The comments of the Committee were set out in the report. It was highlighted that the Committee had emphasised the importance of being part of the discussion. Members of the Committee also recognised that this proposal could potentially address issues of deprivation in eastern Lincolnshire. However, it was made clear that it was up to the residents to decide if they wanted such a facility in their locality. He also clarified that the Scrutiny Committee members held no view on whether the facility should go ahead, but wished to ensure that residents had access to information so they could make a well informed and balanced decision. The Scrutiny Committee had supported the recommendation to join the working group (with one vote against) but did highlight the need for the working group to consider engaging with the local parish council and the various residents' bodies and groups.

The Executive Councillor for Waste and Trading Standards advised that he intended to speak as the adjoining ward member and incorporate some of the views of Councillor N Sear (local ward member). He advised that he had received e-mails from local residents and listened to representations made to parish councils, and noted that there had been a mix of views, both for and against the proposal. Some of the views of residents which were highlighted included:

- It would help the local economy, particularly Mablethorpe;
- Property prices could be affected;
- It would negatively affect tourism;
- There was a lack of suitable infrastructure;
- Concerns about safety;

Other comments highlighted included;

- Whilst a GDF may be the right thing to do, it was queried whether the east coast of Lincolnshire was an appropriate location;
- A GDF should not be located in an area where hydrocarbons were being exploited;
- A property prices guarantee scheme should be put in place to allow people to still sell their property if it was devalued by the proximity to the facility.

- A public test of support could be 10 – 15 years away, which would cause many years of uncertainty for local residents, which was unacceptable.
- It was commented that if there was to be a public test of support, it should be as local as possible, and it should be run in the same way as an election using the "first past the post" system, with the result being final.
- A clearly scheduled timeline should be issued, of at least six months' notice, in order to give everyone time to consider the proposal.

A discussion by the Executive took place, and the following was noted:

- In relation to determining whether the geology of the area would be appropriate, there were clear steps set out in the Policy. A series of pieces of technical research would need to be undertaken, and the Working Group would receive the outcomes of this work. The Community Partnership would ensure that this information was properly understood and communicated to the public.
- It was queried whether planning permission would need to be obtained for the exploration work. It was confirmed that licenses would be required for this work to be able to progress, and if a proposal came forward it would be as a Nationally Significant Infrastructure Project, and the final decision on granting permission would be made by the Planning Inspectorate. The site at Theddlethorpe was still considered to be a brownfield site, and it was highlighted that there were also other parties interested in this particular site.
- A GDF was national and international government policy, and a GDF would be located somewhere in the UK. The tests which would need to be undertaken for a location to be deemed as suitable were vigorous and far reaching. It was commented that it was important for the Council to be part of the working group that would allow these tests to be undertaken, and then ensure the information obtained was shared. It would be the public that lived in that location that determined whether they wanted to live with this facility for decades to come.
- Whilst it was acknowledged that there was the potential for this proposal to regenerate Mablethorpe and the surrounding area, there was a need for the County Council to be able to shape the discussions with RWM and guarantee that it would be the public making the final decision.
- Concerns were raised regarding the numbers of jobs that were promised by this proposal. There would be a need to ensure that all claims made regarding the benefits of the proposal were properly and thoroughly examined.
- It was highlighted that the working group could still go ahead, even if the County Council chose not to accept the invitation to join.
- If at any point the County Council wished to withdraw from the working group, there was a set process which could occur at any time, and was known as Right to Withdraw. Both principal local authorities (LCC and ELDC) would need to decide to withdraw, and it would also be best practice to consult the community before making this decision. Following this, the Council would then need to inform both RWM and the Secretary of State of its decision.

- In terms of timescales, the working group would operate for a maximum of 12 – 18 months. It was acknowledged that uncertainty was a significant issue for residents and therefore the council would want to press for a shorter duration of the working group.
- In relation to the Community Grant Programme for the search area, this funding would be made available to community groups in the first instance. There would be a role for the Community Partnership and local authorities to ensure that when funding was made available it was focused on things which were important to the local community.
- The Community Partnership would set the framework for the grant programme, with up to £1million per year being made available, which would rise to £2.5million per year on the commencement of drilling. It was highlighted that there was no requirement to return this money if the site was found to be unsuitable or the decision was made to not support the proposal.
- It was proposed and seconded that Councillor M J Hill OBE, be nominated as the County Council's representative to the working group.

RESOLVED

1. That the invitation from Radioactive Waste Management for the Council to join a Working Group to explore the potential for a Geological Disposal Facility in eastern Lincolnshire be accepted;
2. That the Council take up membership of any subsequent Community Partnership that may be formed;
3. That Councillor M J Hill OBE, Leader of the Council, represent the Council on the Working Group and, if it is formed, the Community Partnership.

(For resolutions 1 and 2, there were 6 votes in favour and 1 abstention; for resolution 3, there were 5 votes in favour and 2 abstentions)

34 LINCOLNSHIRE FIRE AND RESCUE TECHNICAL RESPONSE UNIT REFRESH

A report by the Chief Fire Officer set out the proposed changes and investment in relation to Lincolnshire Fire and Rescue's Technical Response Unit Refresh. It was reported that Lincolnshire Fire and Rescue (LFR) provided a number of technical response capabilities to assist in delivering its operational response. However, when responding to emergency situations, LFR sometimes had to attend environments and incidents where the capabilities carried on a fire appliance were not suitable or adequate to resolve the situations and therefore additional capabilities were required to deliver a successful outcome.

To ensure that the Service was prepared for its known and future risks an assessment had been conducted on its known risks within the county and had reviewed its operational

response to incidents involving these capabilities over a five year period. The findings had identified that in order to ensure LFR could continue to provide a sustainable response in future, the response model needed to be updated to meet the demand and capital investment was needed in vehicles and investment.

Following discussion by the Executive, the following points were noted:

- It was confirmed that this was a four year plan, but there would be an annual review of the risks to ensure that they were still accurate and the capabilities were in the correct locations. There would be flexibility to move equipment to different locations if necessary.
- In relation to the water response, it was highlighted that there were many towns around the county that had water courses, but there was no historical data to demonstrate a need for water rescue capabilities in those areas.
- It was noted that in terms of mobilisation of some of these capabilities, the call out numbers were very low, and it was queried whether there was another solution. Members were advised that this was the reason for the downgraded proposals, as there was recognition that the demand and risk was not as high. It was also noted that consultation and discussion had taken place with all neighbouring authorities as well as other category 1 partners.
- With the proposal to remove the large transport capability from Lincoln North, it was queried whether this was appropriate if it was expected that there would be an increased need for this facility with the opening of the Lincoln eastern Bypass. Officers advised that they were comfortable with moving this away from Lincoln, as the capability it did have was fairly limited, and could be described as more of a support role. The proposal set out in the report would provide a more robust and fit for purpose capability. It was also highlighted that there was the flexibility to move assets around the county if there was an increased need in a particular area.

RESOLVED

1. That the operational changes specified in Table 1 of the report be approved;
2. That the capital scheme business case for the expenditure of the capital budget of £1.218m on replacement vehicles, equipment and other assets in accordance with the Technical Response Units Capital Plan at Appendix J to the report, be approved;
3. That the carrying out of a procurement to secure the replacement vehicles, equipment and other assets as described in the Technical Response Units Capital Plan as Appendix J to the report, be approved;
4. That authority be delegated to the Chief Fire Officer, in consultation with the Executive Councillor Fire and Rescue and Cultural Services, to take all decisions and detailed steps necessary to give effect to the above decisions.

35 LINCOLNSHIRE ENHANCED PARTNERSHIP SCHEME & BUS SERVICE IMPROVEMENT PLAN

Consideration was given to a report by the Executive Director – Place which outlined the requirement for every Transport Authority across England to implement either an Enhanced Partnership (EP) with which to improve bus services or a Franchising Scheme. For Lincolnshire, it was considered that an Enhanced Partnership would be the optimal choice.

In advance of the formal Enhanced Partnership, the County Council must prepare a Bus Service Improvement Plan (BSIP) by 31 October 2021. This was a high level document which would set out the Council's ambitions and its plan to improve the bus offer in Lincolnshire, and had been developed in close collaboration with bus operators, users, the Greater Lincolnshire Local Enterprise Partnership (GLLEP), district councils and other stakeholders. The BSIP would act as a bidding document, and would be assessed by the Department for Transport (DfT) to determine the amount of funding that the Council would receive to deliver the stated schemes and achieve the BSIP outcomes.

Following discussion by the Executive, the following points were noted:

- In relation to encouraging bus companies to go green, there were concerns that some smaller family run companies may struggle with this. It was noted that it would be a partnership, and so bus companies would be expected to make a contribution as well. Some would be able to afford to invest, whilst others would not. There would be a need for balance.
- The average age of the fleet in Lincolnshire was 13 – 14 years, whilst the national average was 8 years.
- The County Council would work with operators to bid for funding when it was made available, assistance would also be provided to those smaller businesses to enable them to bid for funding.
- All the schemes included in the Plan would have the caveat that they would be delivered if funding was available.
- It was highlighted that the County Council would not know how much funding it would get until after the proposals had been submitted.

RESOLVED

1. That the preparation and publication of a Bus Service Improvement Plan (BSIP) for Lincolnshire be approved.
2. That the themes and schemes proposed in the Report as the basis for the preparation of the Bus Service Improvement Plan for Lincolnshire be approved.
3. That authority to determine the final form and approve the submission of the BSIP for Lincolnshire be delegated to the Executive Councillor for Highways, Transport and IT.

4. That the indicative timetable for the making of an Enhanced Partnership Plan and Scheme as set out at Appendix A to the report, be noted.
5. In respect of the statutory process under the Transport Act (2000) ("the Act") for making an Enhanced Partnership and Scheme, authority be delegated to the Executive Director – Place, in consultation with the Executive Councillor for Highways, Transport and IT, to:
 - Determine the final form of the draft proposed statutory Plan and Scheme;
 - Approve the giving of notice of the proposed statutory Plan and Scheme to operators of qualifying local services in accordance with section 138F(1)(c) of the Act;
 - Determine whether a sufficient number of operators of qualifying local services have objected to the Plan or Scheme for the purposes of section 138F(5) of the Act and the Enhanced Partnership Plans and Schemes (Objections) Regulations 2018; and
 - Approve the giving of notice under section 138F(1)(d) and the content and process for the carrying out of statutory consultation under section 138F(6) of the Act.

36 REPORT BY THE LOCAL GOVERNMENT AND SOCIAL CARE OMBUDSMAN

A report was received from the Executive Director – Adult Care and Community Wellbeing and the Monitoring Officer which set out the Report by the Local Government and Social Care Ombudsman ("the Ombudsman") into allegations of maladministration. The Executive was requested to receive the Ombudsman's report on behalf of the Council and consider the recommendations of the Ombudsman and the actions taken and proposed to be taken by the Council under the Local Government Act 1974.

It was clarified that this was guidance and the Council had followed the Act, and had made a local choice, which the Ombudsman had disagreed with on this occasion.

It was noted that the residential homes market considered the move from net to gross to be a significant contributor to future fee rates, and so it would help the Council in moving in that direction and with future pressures.

RESOLVED

1. That the report published by the Ombudsman on 6 July 2021, and attached at Appendix A to the report, be received and considered.

2. That the actions already taken to address the concerns set out in the Ombudsman's at Appendix A of the report, be noted and affirmed.
3. That the first two recommendations of the Ombudsman as set out in paragraph 70 of the Ombudsman's report at Appendix A, be accepted.
4. That the requirement for the Council to act with all possible urgency to move from a net to a gross payment arrangement consistent with properly managing the risks of the change for the Council, providers and service users, be accepted.
5. That the actions taken both in respect of practice changes already implemented and the significant actions and change in systems being implemented to bring about the changes required to its payment mechanism be noted, confirmed and approved. That the work outstanding, and the assurance that this will be actioned with all possible urgency, be noted.

The meeting closed at 12.13 pm

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Open Report on behalf of Glen Garrod, Executive Director - Adult Care and Community Wellbeing and James Drury, Executive Director - Commercial

The Report is open.

Appendices E and F are exempt and not for publication by virtue of paragraph 3 of part 1 of Schedule 12A of the Local Government Act 1972 as they contain information relating to the business affairs of the Council and information from LACE Housing which has been provided to the Council on a confidential basis.

Report to:	Executive
Date:	2 November 2021
Subject:	Extra Care Housing at Prebend Lane Welton with LACE Housing Limited
Decision Reference:	I022785
Key decision	Yes

Summary:

This report recommends that a further £1.6 million of the remaining £7.044 million designated capital programme budget is released to enable the Prebend Lane Scheme in Welton to commence development in autumn 2022. The Scheme is a proposed partnership between Lincolnshire County Council (LCC) and LACE Housing Limited to provide Extra Care Housing for the anticipated demand in the West Lindsey district.

LCC's contribution towards the Prebend Lane scheme will provide LCC with nomination rights for a period of 30 years on 20 of the 62 units due to be developed, using a process of first refusal with no void risk. The Scheme will help provide alternative accommodation choice for older people and aim to maximise independence and improve wellbeing. LCC's contribution to the Prebend Lane Scheme is on the condition that LACE Housing Limited acquires relevant approvals, obtains planning permission, and secures the additional funding required.

Analysis suggests a £1.6 million investment, which allows LCC nomination rights on 20 extra care properties, thus supporting 20 individuals could generate an annual saving of £56,740 per annum based on 2021/22 prices. On this basis and assuming a rate of inflation totalling 2 per cent for the duration of the Scheme, it is estimated that the total savings will equal the total value invested (i.e., the breakeven point) after 23 years.

Recommendation(s):

That the Executive:

1. Approves the payment of a sum of £1.6 million by way of grant from the Adult Care Capital Programme for Lincolnshire to LACE Housing Limited through a Funding Agreement, to support the development of the Prebend Lane Extra Care Housing Scheme, in return for nomination rights for LCC for a period of 30 years on 20 units, through a process of first refusal with no void risk; and
2. Delegates to the Executive Director for Adult Care and Community Wellbeing, in consultation with the Executive Councillor for Adult Care and Public Health, the authority to determine the final form and approve all legal documentation necessary to give effect to the above decisions.

Alternatives Considered:

1)

Do Nothing: This is not considered to be a reasonable option. The lack of affordable Extra Care Housing in Lincolnshire as a viable alternative to more costly residential services will continue to limit choice and increase revenue costs for LCC in the medium and long term.

Reasons for Recommendation:

- To enable LCC to develop an Extra Care Housing scheme in partnership with LACE Housing Limited, thereby utilising their existing housing development capacity, resources, and expertise to offset higher revenue costs of residential care and enable LCC to reinvest resources in preventative measures.
- To provide the means for LCC to use its existing and future best value care and support contracts to support the new development.
- The proposed contractual arrangement enables LCC to contribute compliantly with procurement and subsidy control obligations to the delivery of Extra Care Housing, at the least risk in relation to the operation of facilities, and in particular financial implications in respect of voids.

1. Background

The Strategic Case

- 1.1 Lincolnshire County Council (LCC) has defined Extra Care Housing as accommodation which promotes wellbeing and independence. Responding to developing care needs of individuals as they age, Extra Care Housing provides an adaptable approach in the provision of care and support. It enables individuals to exercise further choice and control in key aspects of their life, such as where they live and the type of support package they receive. Additionally, Extra Care Housing promotes inclusivity within the local community, enabling people to access services closer to home. Residents within Extra Care Housing have opportunity to develop skills and knowledge and build their confidence, subsequently enhancing their quality of life.
- 1.2 In addition to improving the health and wellbeing of Lincolnshire residents, the Adult Care Capital Programme for Lincolnshire is intended to help divert a number of older people from moving into residential care and inpatient admissions, consequently enabling LCC to reinvest resources in preventative services. Furthermore, the development of Extra Care Housing presents an opportunity to generate a sustainable future for health and social care in Lincolnshire; thereby meeting a key ambition of the sustainable services review.
- 1.3 In the context of austerity for local authorities in England, social care services for adults are widely recognised as being under-resourced. Services are experiencing growing demand and increasingly complex care needs across all age ranges. This is coupled with rising National Health Service pressure and spiralling staff costs, as highlighted in research by the Association of Directors of Adult Social Services. The research shows councils require a sustainable long-term funding strategy to underpin social care. Lincolnshire is no exception to this national picture and, as such, alternative approaches need exploring to deliver the most cost-effective service. Housing is a key priority for Lincolnshire's Health and Wellbeing Board and this Scheme contributes to the impact on the following LCC Corporate Plan Strategies:
- Adult Frailty and Long-Term Conditions
 - Special Adult Services
 - Carers
 - Adult Safeguarding
 - Wellbeing.
- 1.4 LCC is contributing to the development of a 'Homes for Independence' Lincolnshire strategy, the delivery of which will be overseen by the Housing, Health and Care Delivery Group. The strategy will articulate the types of housing required to support those for whom LCC provides services, the scale of this need, and the geographic hotspots in the county. LCC will work in partnership with district councils and registered providers to deliver the requirements, rather than direct delivery. The strategy will be made publically available to enable the market to develop suitable delivery approaches.

1.5 The Council's Extra Care Needs Assessment undertaken in 2014, and updated in 2017, introduces LCC's vision for the provision of Extra Care Housing, both now, and in the future. This business case supports the following pivotal strategic objectives outlined in the Needs Assessment:

- Provide choices for housing, support, and care services, to meet future demand.
- Design and develop schemes through innovative partnership which provide options in lifestyle, accommodation size, location, tenure, and services.
- Work collaboratively with health bodies, district councils, independent housing providers and voluntary groups.
- Encourage older people's participation in the design and implementation of new schemes to better meet their requirements.

Existing provision and estimated need of specialised housing for West Lindsey District Council – data from Housing Learning and Improvement Network. Report 2018

1.6 The following table summarises the current profile of older people's housing in the West Lindsey district, in relation to the nomination rights on the proposed new Prebend Lane Scheme in Welton.

Housing for Older People	Current provision of housing for older people for rent is significantly above the Greater Lincolnshire and national average. Older people's housing for sale is below both the Greater Lincolnshire and national average.
Housing with care	No current provision of any housing with care.
Residential care	Current provision is slightly below Greater Lincolnshire average but above national average.
Nursing Care	Very high level of current provision; significantly above the national average. Ranked 8 out of 326 Authorities.

1.7 There is no single universally accepted method for projecting need for Extra Care Housing. The Housing Learning and Improvement Network. Analysis suggests a calculation of 25 units in 1,000 people aged over 75 in a population. There are also areas which use a proportion of care home admissions to project demand with a suggestion that a third of care home placements could be replaced with moves to Extra Care Housing, and a further third if the move had of been facilitated earlier. There needs to be a recognition that the challenges of rurality and dispersed population in Lincolnshire means there is not the same access to community services which more urban population centres benefit from. A blended approach between the demand measures is recommended. The demographic and care home usage data would suggest there is a current need for between 99-164 extra care units in West Lindsey. This is expected to increase 37% by 2030 and 80% by 2040.

2. The Business Case for Prebend Lane

- 2.1 This business case equips LCC with the information required to make an informed decision on securing nomination rights, at a cost of £1.6 million from the Adult Care Capital Programme, for 20 of the 62 units due to be developed at the proposed new Prebend Lane Scheme in Welton.
- 2.2 The Scheme, in partnership with LACE Housing Limited, aims to reduce the long-term costs of care provision, as cost avoidance, and provide older people with alternative accommodation choice to traditional residential care. In addition, the Scheme will enable individuals to remain and access services within their local community, be supported by their social networks, and retain/regain independence. The provision is not aiming to generate profitable income but will, however, support LCC to reinvest resources into more preventative measures through the long-term cost reduction of care provision.
- 2.3 LCC will receive nomination rights to help meet the identified need within the West Lindsey district, for a period of 30 years, with first refusal and no void risk. LCC will enter into a Nominations Agreement and Funding Agreement to confirm the terms and conditions of the relationship with LACE Housing Limited prior to commencement of construction. A draft nominations process will be drawn up and joint workshops will develop the practical delivery of the Care and Wellbeing Vision for the Scheme, the allocations panel, and nominations process for this Scheme.
- 2.4 The Prebend Lane Scheme will play an important part in enhancing individual's independence and wellbeing, together with increasing longevity and quality of life. Individual tenancies will provide privacy, whilst communal spaces will provide an area to meet with others and engage in meaningful and purposeful activities if they choose to. The Scheme will utilise 24-hour care and support which LCC will commission. LCC residents will be able to access all other services, both via the Wellbeing service, as well as through a range of options by which LCC supports people including, but not exclusive to, block contracted homecare, self-funded home care, Direct Payments, Personal Health Budgets, and other options developed over time. This care and support will be there to meet identified needs within the joint Care and Wellbeing Vision.
- 2.5 LCC proposes to contribute £1.6 million to the Scheme, for which the funding model is set out later within this report. LCC, however, must comply with its obligations regarding subsidy control, which have replaced the State aid rules in the United Kingdom except in limited circumstances, which do not apply here. A failure to comply with the subsidy control rules can result in an order by the court to recover unlawful subsidy. As a result of the change in law, LCC can no longer rely on the Commission Decision (2012/21/EU), which treated Extra Care Housing as a Service of General Economic Interest that could be funded compliantly under the State aid rules. However, the subsidy control rules include similar provisions that allow funding to be

given compliantly for what are called Services of Public Economic Interest (**SPEI**).¹ The SPEI rules do not list the type of services that would be in scope. However, the government's recent consultation gave social housing as an SPEI example,² and the subsidy control bill published on 30 June 2021 gave social housing, long term care and the social inclusion of vulnerable groups as examples of SPEI. The explanatory notes related to the bill also give social housing as an example.³ The Prebend Lane Scheme will deliver social housing and social services, which are within the scope of SPEI. LCC, therefore, intends to rely on the SPEI rules to provide grant funding to support the construction which will provide both affordable housing and social care to those who qualify, and are nominated by LCC. The Funding Agreement will be drafted to incorporate the requirements of the SPEI rules. In addition to including appropriate SPEI provisions in the Funding Agreement, to comply with the new subsidy control rules, LCC must assess whether the grant of £1.6million would be consistent with six key general subsidy provisions. An assessment has been completed and is appended to this report (see Appendix F), and in summary concludes that the grant would be consistent for the reasons set out there.

- 2.6 LACE Housing Limited is working with Lincoln University regarding decarbonisation associated to development, existing assets, and operation. The outcome will result in a refreshed Environmental Strategy enabling a more comprehensive response to the net carbon zero ambitions nationally. The intention, where possible, is to source local materials and labour resulting in an investment in the local economy and reducing carbon emissions. LACE Housing Limited is exploring an entirely electrical scheme powered by renewable energy. Heat sourced pumps and solar panels are being considered where there is an identified benefit to the environment and the residents. The benefits of a timber frame construction in comparison to traditional build are also being considered together with insulation to achieve an Energy Performance Certificate rating of C or above. This includes the effective insulation of pipework to maintain temperature of services. The use of LED lighting will be applied wherever possible reducing the use of electricity and emission of heat.
- 2.7 Construction is planned to commence in autumn 2022, for completion in autumn 2024. Please see Appendix A for proposed site drawings.

3 Benefits and Risks

- 3.1 LCC uses a continuum of 5 levels for risk appetite⁴ and corporately takes a 'Creative and Aware' approach, which is summarised as being: *'creative and open to considering all potential delivery options, with well measured risk taking whilst being aware of the impact of its key decisions; a 'no surprises' risk culture.'* This is deemed a suitable risk appetite level for this Scheme. Below is a list of the identified key benefits and risks of this Scheme.

¹ Part two, Title XI, Chapter 3, Article 365, UK-EU Trade and Cooperation Agreement.

² Paragraph 70 of Subsidy control - Designing a new approach for the UK, available [here](#).

³ Section 41(1)(b) of the bill and paragraph 101 of the explanatory note (both available [here](#)).

⁴ The 5 levels are: Averse, Cautious, Creative and Aware, Opportunist and Mature (Hungry).

Benefits	Risks
<ul style="list-style-type: none"> • Additional Extra Care Housing contributing to the current and projected need and the local economy • Reduction/diversion in the long-term costs of care provision • Increasing the availability of suitable housing which is energy efficient and provides appropriate flexible care provision • Supporting residents within Lincolnshire to stay within their local communities as they grow older • Multiple care needs can be managed on one site by one provider • Promotes independence and enhances wellbeing for residents • Reduces/avoids admission to hospital, consequently expanding hospital bed capacity • Release of local housing for rent and sale to benefit families • Couples can avoid being separated as both individuals can be accommodated even if only one requires care. • Excellent day-to-day services ensuring that the quality of the scheme environment • A genuinely affordable proposition with a focus on great value for money. • Additional employment opportunities 	<ul style="list-style-type: none"> • Creating too much accommodation capacity compared to demand • Not managing demand and nominations effectively • Service users do not want to move to the site • Older accommodation is no longer desirable following the development of a new scheme • Accommodation design is not flexible enough for multiple needs • LACE Housing Limited is unable to obtain their board approval • LACE Housing Limited is unable to secure planning permission • LACE Housing Limited is unable to obtain sufficient funding to ensure the schemes viability

4 Market Sufficiency and Competition

4.1 The development and delivery of Extra Care Housing typically involves partnerships which include a mixture of local authorities, funding organisations, architects, construction companies, housing associations, private landlords and care providers. There is continuous work and analysis needed to fully understand Lincolnshire's market of those parties willing and able to deliver the county's needs. Indications to date, through liaison with providers and other local authorities' experience, are that housing providers are looking to enter the county; however, Lincolnshire has a low sale and rental value of property compared to other areas of the United Kingdom, which can affect the willingness of organisations to develop.

5 Delivery model

5.1 In accordance with LCC's direction of travel and appetite for delivering Extra Care Housing, with external legal support the best delivery method has been sought to ensure LCC is legally in a safe position, to provide best value for money and enrich the lives of as many people as possible. Various delivery options were set out in the initial Extra Care Housing paper for the development of De Wint Court. As part of this approval, the Council decided to deliver Schemes via grant funding to district councils and/or Housing Associations who have formed a robust business case. LCC's financial contribution provides LCC with the right to nominate into schemes without void liability underpinned by a Nominations and Funding Agreement. The De Wint Court paper can be obtained via Democratic Services.

6 Recommendations

6.1 It is recommended LCC progress with the partnership with LACE Housing Limited, whereby LCC contributes to the development of the Prebend Lane Scheme in Welton.

6.2 The inherent financial benefits for LCC are as follows:

- **No void costs:** In previous models of Extra Care Housing LCC has accepted some void risk which provided the housing provider with assurance that vacant properties would be filled within the specified period, with units able to remain vacant for a limited period before additional cost become due. With the current Funding Agreement model, the use of Capital Reserves as a financial contribution to any proposed schemes can be justified on the basis that the contribution allows LCC to place service users of their choosing within a pre-agreed proportion of units, over a pre-determined number of years without recourse to void costs; and
- **Diversions from Residential Placements:** The availability of additional Extra Care Housing units directly funded via Capital Reserves allows for an additional number of services users who would otherwise be placed in residential establishments to be supported within an Extra Care Housing environment.

6.3 By placing individuals within Extra Care Housing, LCC avoids expensive hotel costs which would otherwise be incurred, with costs funded via district housing benefit contributions instead. Care and support via LCC's existing prime provider framework is also likely to be cheaper than existing residential care and non-care provision.

7 The Financial Case

7.1 Funding for the Prebend Lane Scheme is sourced via Adult Care Capital Reserve which has been allowed to grow over time because of grant funding awarded to LCC. The grants are specifically earmarked for use against capital investment within Adult Care with the current value of unused capital reserves totalling £7.044 million (accounting for De Wint Court and Hoplands).

- 7.2 The financial feasibility of the Scheme (cost versus savings) is based on LCC's bespoke Financial Feasibility Model (Appendix B). This model has been used to develop the financial models for other LCC Extra Care Housing projects and considers several options, including number of tenants, cost of care and savings through diversion of care.
- 7.3 LCC's data as of 31 May 2021 shows that LCC is funding the care provision of 4,899 people aged 65 and over in either a residential and nursing placement or within a homecare setting (including existing Extra Care Housing). The total placed in nursing and residential care homes being 2,306 and 2,593 within a homecare setting. The gross annual cost to LCC for this care provision for these areas of service in 2020/21 was £98.632 million; with a net cost to LCC of £71.732 million, with an average number of service users of 5,973 based on 2019/20 and 2020/21.
- 7.4 The financial benefits of Extra Care Housing are predicated on the basis that the costs of providing care within such setting are materially lower than in traditional residential and nursing settings. The expected cost for older people currently ranges from £533 to £588 per week in 2021/22, with the average annual residential care cost estimate to be £27,716 per annum. Initial analysis suggests the gross cost of providing care within an Extra Care Housing setting at 20 hours per week would be £309 per week, with an annual cost of £16,111. This represents a gross saving of £11,605 per annum or 41.5 per cent which reduces to £9,118 (33 per cent) once the impact of income loss is taken into consideration as the average placement income within a residential setting is higher than service user contributions derived from an Extra Care Housing setting.
- 7.5 It is important to note the following:
- LCC would lose a portion of property related income, linked to service users' residential care whereby LCC receives income related to the user's house when it is sold (including interest on the amount owed).
 - It is very unlikely that all service users accessing residential care would be willing and able to move to Extra Care Housing.
 - The savings will be focused more on new service users rather than those residents already in residential care, though the possibility remains that some people in residential settings may prefer to consider Extra Care Housing.
 - Placements within an Extra Care Housing setting are predicated on 33 per cent being those diverted from a residential setting with the remainder placed via alternative community settings. This assumes that placements are split equally amongst those classified as Low, Medium, or High dependency and existing care arrangements continue to be provided via the prime-provider home care contracts (for those categorised as Low, Medium, and High). Much of the saving will be via diversions away from residential.
 - Initial findings suggest that a £1.6 million investment that allows LCC nomination rights on 20 properties supporting 20 individuals could generate an annual saving of £56,740 per annum based on 2021/22 prices.
 - On this basis and assuming a rate of inflation totalling 2 per cent for the duration of the Scheme, it is estimated that the total savings will equal the total value invested (i.e., the breakeven point) after 23 years. However, this does not

consider the time value of the initial investment which will reduce over the same the period (i.e., the value of £1 in 2021/22 will be less in future years). An analysis of future savings growth is also included within the financial feasibility model along with data from the Housing Learning and Improvement Network.

8 Legal Issues

8.1 Care Act 2014

LCC has a range of social care responsibilities. These obligations have largely been consolidated under the Care Act 2014. LCC is under a duty to assess the care needs and arrange care plans to meet the eligible care needs of those persons.

Section 8 of the Act provides flexibility in how to meet needs and includes:

"8. (1) The following are examples of what may be provided to meet needs under sections 18 to 20—

- (a) accommodation in a care home or in premises of some other type.*
- (b) care and support at home or in the community.*
- (c) counselling and other types of social work.*
- (d) goods and facilities.*
- (e) information, advice, and advocacy.*

(2) The following are examples of the ways in which a local authority may meet needs under sections 18 to 20—

- (a) by arranging for a person other than it to provide a service.*
- (b) by itself providing a service.*
- (c) by making direct payments."*

Local authorities also have market shaping and market making duties under the Act.

Section 5 of the Act sets out duties on local authorities to facilitate a diverse, sustainable high-quality market for their whole local population, including those who pay for their own care and to promote efficient and effective operation of the adult care and support market.

Sections 48 to 56 of the Act ensure that no one goes without care if their provider's business fails and their services cease. It covers:

- CQC market oversight.
- Contingency planning by local authorities and duties to step in and ensure continuity of care in the event of provider failure and service cessation.

LCC is concerned about the sufficiency of provision in the county of Extra Care Housing and wishes to expand the availability of provision. The purpose of the grant

is therefore to deliver increased availability of suitable provision that will assist in meeting the health and social care needs of its residents. On the basis that extra capacity is made available then the grant would be within LCC's powers under the Care Act 2014, including various provisions mentioned above, and the grant would be calculated to facilitate or would be conducive or incidental to the discharge of functions under the Care Act pursuant to section 111 Local Government Act 1972.

8.2 Equality Act 2010

Under section 149 of the Equality Act 2010, LCC must, in the exercise of its functions, have due regard to the need to:

- Eliminate discrimination, harassment, victimisation, and any other conduct that is prohibited by or under the Act.
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it.
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

The relevant protected characteristics are age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; and sexual orientation. Having due regard to the need to advance equality of opportunity involves having due regard to the need to:

- Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
- Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it; and
- Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

The steps involved in meeting the needs of disabled persons that are different from the needs of persons who are not disabled include, for example, steps to take account of disabled persons' disabilities. Having due regard to the need to foster good relations between persons who share a relevant protected characteristic and persons who do not share it involves having due regard to the need to tackle prejudice and promote understanding. Compliance with the duties in section 149 may involve treating some persons more favourably than others.

The duty cannot be delegated and must be discharged by the decision-maker. To discharge the statutory duty the decision-maker must analyse all the relevant material with the specific statutory obligations in mind. If a risk of adverse impact is identified consideration must be given to measures to avoid that impact as part of the decision-making process.

An initial Equality Impact Analysis is attached at Appendix D. This will be kept under review. LACE Housing Limited is itself subject to the Equality Act duty and LCC will use its influence to ensure equality issues are considered in relation to both the housing and care elements of the Scheme as it progresses.

It is fair to say that the key purpose of the service is essential to enabling all those individuals who require community care services to live more independent and healthier lives. In that sense, ensuring adequate provision of suitable Extra Care Housing and associated care helps to advance equality of opportunity. The ability of the providers of housing and care to provide services which advance equality of opportunity will be considered in the associated procurement and providers will be obliged to comply with the Equality Act.

The service will not affect those with protected characteristics (age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; and sexual orientation) differentially. The nature of the service makes it more likely that adults with additional vulnerabilities or increased risk of adverse outcomes will benefit most.

8.3 Joint Strategic Needs Analysis (JSNA) and the Joint Health and Wellbeing Strategy (JHWS)

LCC must have regard to the Joint Strategic Needs Assessment (JSNA) and the Joint Health & Well Being Strategy (JHWS) in coming to a decision.

The JSNA for Lincolnshire is an overarching needs assessment. A wide range of data and information was reviewed to identify key issues for the population to be used in planning, commissioning, and providing programmes and services to meet identified needs. This assessment underpins the JHWS 2013-18 which has the following themes:

- Promoting healthier lifestyles
- Improving the health and wellbeing of older people
- Delivering high quality systematic care for major causes of ill health and disability
- Improving health and social outcomes and reducing inequalities for children
- Tackling the social determinants of health.

Under the strategic theme of improving the health and wellbeing of older people in Lincolnshire, there are two particularly relevant priorities

- Spend a greater proportion of our money on helping older people to stay safe and well at home; and
- Develop a network of services to help older people lead a more healthy and active life and cope with frailty.

The provision of Extra Care Housing units will contribute directly to these priorities. It also supports the themes selected as priorities in the forthcoming refreshed JHWS, namely housing, carers, mental health, plus the cross-cutting theme of safeguarding.

8.4 Crime and Disorder

Under section 17 of the Crime and Disorder Act 1998, LCC must exercise its various functions with due regard to the likely effect of the exercise of those functions on,

and the need to do all that it reasonably can to prevent crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment), the misuse of drugs, alcohol and other substances in its area and re-offending in its area.

In commissioning housing and care provision that is designed to provide a supportive and safe environment that enables potentially vulnerable customers to maintain their independence for longer, the provision of Extra Care Housing may be said to contribute indirectly to the achievement of obligations under section 17.

9 Conclusion

LCC and LACE Housing Limited's partnership will enable LCC to increase the provision of Extra Care Housing in the county, to assist in offsetting medium- and long-term revenue cost increases and facilitate Lincolnshire residents to live independently for as long as possible within their local communities; subsequently improving the wellbeing and quality of life for Lincolnshire people. The Prebend Lane Scheme will deliver the initial need identified in the Housing Learning and Improvement Network. Report 2018.

10 Legal Comments:

LCC has the power to enter the arrangement proposed. The legal implications in relation to subsidy control are set out in the report.

The decision is consistent with the Policy Framework and within the remit of the Executive.

11 Resource Comments:

Funding of £1.6 million for the development of the Prebend Lane Scheme exists in the form of previously received capital grants which form part of the Adult Care Capital Programme. LCC's contribution must fall within the processes for Capital expenditure.

12 Consultation

a) Has Local Member Been Consulted?

Yes

b) Has Executive Councillor Been Consulted?

Yes

c) Scrutiny Comments

The Adults and Community Wellbeing Scrutiny Committee supports the two recommendations to the Executive.

The Committee welcomes the Welton Extra Care Housing Scheme as part of programme of extra care developments across Lincolnshire. These schemes, which are supported by partners, including the district councils, have received capital investment from the County Council. The scheme, like others in the programme will improve the community wellbeing for each individual living in a dwelling, as well as relieving pressures on other areas of adult social care, for example reducing the need for residential care.

The Committee raised the issue of better utilising the space and buildings of current local NHS hospitals in Lincolnshire and has noted the continuing involvement of the County Council in the One Public Estate programme. The opportunity for closer working and developing the One Public Estate could provide further opportunities for extra care, rehabilitation, day care and associated developments such as specialised housing for working age adults with disabilities and other future requirements for community wellbeing, reducing cost pressures and consolidating services for both the NHS and Adult Care in the centre of large towns across Lincolnshire.

Prior to reaching its conclusions on the item, the following was confirmed to the Committee:

- Extra care housing is a form of specialist housing and is not formally defined, as it can include a range of support provided to individuals. For example, some schemes could include some working age adults.
- Many extra care housing schemes operate with a communal dining area, and a restaurant operating seven days per week, which provides a hub for residents.
- Further extra care developments are being considered, subject to further agreement, for Boston, Horncastle, Market Deeping and Spalding, each with the involvement of the relevant district council. Schemes are already progressing in Lincoln and Sleaford, after previous approvals.
- It has been confirmed that the provisions of 'right to buy' do not apply to the extra care housing tenancies.

d) Have Risks and Impact Analysis been carried out?

An initial Equality Impact Assessment has been completed and there has been internal and external consultation. Internally, LCC staff have been sent a link to the survey and a report will be formed from the results of this survey. Externally, the People's Partnership has been consulted, and they will work with groups such as Age Concern and Just Lincolnshire. These sources of information will inform future versions of the EIA as the matter progresses.

e) Risks and Impact Analysis

See the body of the Report

13 Appendices

These are listed below and attached at the back of the report	
Appendix A	Prebend Lane Welton Site Drawings
Appendix B	Housing with Care Feasibility Model – Project Name: West Lindsey District Council
Appendix C	The Health and social Care cost-Benefits of housing for Older People – A Note for Lincolnshire County Council (<i>Housing Learning and Improvement Network – May 2019</i>)
Appendix D	Extra Care Housing Programme Equality Impact Assessment
Appendix E	Development Programme Phase 2, Scheme Viability Report: Prebend Lane, Welton. Report to a Special Meeting of the Board of Management of LACE Housing Ltd 5 October 2021 (This appendix contains Exempt Information)
Appendix F	Subsidy control principles and evaluation – (This appendix contains Exempt Information.)

14 Background Papers

The following background papers within Section 100D of the Local Government Act 1972 were used in the preparation of this report.

Background Paper	Where it can be viewed
Report to Executive on 9 July 2019 in relation to De Wint Court project in partnership with City of Lincoln Council.	Agenda for Executive on Tuesday, 9th July, 2019, 10.30 am (moderngov.co.uk)
Report to Executive on 2 February 2021 in relation to The Hoplands project in partnership with North Kesteven District Council.	Agenda for Executive on Tuesday, 2nd February, 2021, 10.30 am (moderngov.co.uk)

This report was written by:

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Accommodation Schedule

Bungalows		
Floor	1 Bed	2 Bed
Ground	-	10
Total	-	10

Apartments - Level 2		
Floor	1 Bed (58.3m ²)	1 Bed with Bay (63.5m ²)
Ground	8	3
First	8	3
Total	16	6

Apartments - Extra Care		
Floor	1 Bed (58.3m ²)	1 Bed with Bay (63.5m ²)
Ground	5	8
First	8	10
Second	9	-
Total	22	18

Total Number of Units - 72
Total Number of Parking Spaces - 52
 • 1 space per bungalow
 • 46 spaces serving the apartments

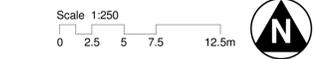
Legend

- Proposed Trees
- Resident Communal Areas
- Staff Areas
- Circulation
- 2 Bed Bungalow
- 1 Bed Apartment
- 2 Storey - Level 2
- 2 Storey - Extra Care
- 3 Storey - Extra Care

Apartment Area Schedule (GIA)		
Level	Name	Area
00 Ground	Extra Care	1876 m ²
01 First	Extra Care	1811 m ²
02 Second	Extra Care	894 m ²
		4581 m ²
00 Ground	Level 2	971 m ²
01 First	Level 2	971 m ²
		1942 m ²
		6523 m ²

The central foyer area and the area above this have been included within the GIA for the Extra Care.

LACE Site & Ground Floor Plan
1 : 250



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Client	LACE Housing	Date	24.08.21	SL
Job	Prebend Lane Welton	Date	23.07.21	SL
Drawing	LACE Site & Ground Floor Plan	Revision		
Scale	As indicated @A1	Revision		B
SBA Project Code	1519	Drawn	SL	Date
		Checked	DH	Date
		Suitability Code		
project	1519	originator	-SBA-XX-00	level
		zone	-DR-A	type
		rate		number
				504

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Accommodation Schedule

Bungalows		
Floor	1 Bed	2 Bed
Ground	-	10
Total	-	10

Apartments - Level 2		
Floor	1 Bed (58.3m ²)	1 Bed with Bay (63.5m ²)
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First	8	3
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		22

Apartments - Extra Care		
Floor	1 Bed (58.3m ²)	1 Bed with Bay (63.5m ²)
Ground	5	8
First	8	10
Second	9	-
Total	22	18
		40

Total Number of Units - 72

- Total Number of Parking Spaces - 52**
- 1 space per bungalow
 - 46 spaces serving the apartments

Legend

	Proposed Trees
	Resident Communal Areas
	Staff Areas
	Circulation
	2 Bed Bungalow
	1 Bed Apartment
	2 Storey - Level 2
	2 Storey - Extra Care
	3 Storey - Extra Care

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		6523 m ²

The central foyer area and the area above this have been included within the GIA for the Extra Care.



Scale 1:250
0 2.5 5 7.5 12.5m



A	Drawings updated to suit Client comments.	24.08.21	SL
No.	Revision	Date	Chk. Auth.



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Client: LACE Housing

Job: Prebend Lane Welton

Drawing: LACE Second Floor Plan

Scale: As indicated @A1

Revision: **A**

SBA Project Code	Drawn	Date	project	originator	zone	level	type	role	number
1519	SL	19/07/21	1519	-SBA-XX-02	-DR-A-506				
	Checked: DH	Suitability Code							

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Financial Summary

Financial Outputs dependent upon assumptions:	
Projected cost of extra care to LCC ASC	£ 206,305
Current cost of provision to be reprovided	£ 270,541
Projected Loss of income due to reprovion	(£ 7,497)
These figures together produce:	
Net saving to LCC ASC	£ -56,740
Saving per residential diversion	£ -2,837

Negative figure is a saving
Negative figure is a saving

Assumptions including Activity Outputs and finance outputs already summarised above

	Fixed	Variable per individual	Total all units
Hours per week as part of 24 hour cover	168		
Number of tenancy units	20		
Agreed Occupancy Support (Block)		0.5	10
Care planned share (Day Time)			158
Number of residents per property - tenants			20
Tenants - Number low care needs		33%	7
Tenants - Number medium care needs		33%	7
Tenants - Number high care needs		34%	7
Average hours low care needs		5.00	35
Average hours medium care needs		7.50	53
Average hours high care needs		20.00	140
Total care planned hours			228
Of which part of block			158
Hours bought in addition to block			70

Facility Care Service Unit Price

Assumed hourly rate - day block		£	16.66
Assumed hourly rate day spot		£	16.66

Cost to LCC ASC - Block		£	145,934
Cost to LCC ASC - Spot		£	60,371
Projected Total Cost to LCC ASC		£	206,305

Projected cost to LCC ASC		£	206,305
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Replacement of existing care provision

Residents with low and medium care needs			
Day hours for residents with low care needs		35	
Current cost per hour existing provision	£	16.66	
			£ 30,403
Day hours for residents with medium care needs		53	
Current cost per hour existing provision	£	16.66	
		45	£ 45,604

Residents with high care needs			
Number of residents with high care needs		7	
Calculated cost of residential place			£ 194,534
Average residential cost	£	27,791	

Current cost of provision to be reprovided		£	270,541
---	--	----------	----------------

Income change for residential diversions

Number of residents with high care needs		7	
Current expected residential income from assessed charges			-£ 24,544
Expected income from diversion to home support			-£ 17,047

*Assumes income change from low & medium will be cost neutral

Projected Loss of income		(£	7,497)
---------------------------------	--	-----------	---------------

Net saving to LCC ASC		£	-56,740
------------------------------	--	----------	----------------

Saving per residential diversion		£	-2,837
---	--	----------	---------------

Residential Support Calculations

Average Expected Cost		£533.00
Income %		30%
Gross Cost	£	194,534
Income	£	-58,438
% Proportion of SU Paying Contribution		42%
Total Income	£	-24,544

Homecare Support Calculations

Hourly rate	£	16.66
Number of hours		28
Annual cost	£	24,322
Average income		24%
Total Income	£	-5,798
% Proportion of SU Paying Contribution		42%

Grey Cell = not active

Green cell = formula do not overtype

Clear cell = assumption you can amend

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The health and social care cost-benefits of housing for older people

A note for Lincolnshire County Council

MAY 2019

Housing Learning and Improvement Network

Introduction

This note outlines the evidence for the health and social care benefits, and specifically cost-benefits, of housing for older people, particularly extra care housing. Overall there is reasonably strong evidence to suggest that housing for older people, particularly extra care housing, provide significant cost-benefits to the NHS and local authority adult social care.

- There is reasonably strong evidence that extra care housing residents **visit a GP less frequently**, most likely due to the support from on-site care staff and the resident community in general.
- There is evidence to suggest that extra care housing residents require **fewer community nurse visits**, for similar reasons as GP visits.
- There is evidence that specialist housing for older people can **reduce the number of ambulance callouts**, particularly in response to **falls** at home, due to the property being better designed and adapted to meet the needs of older people and regular contact with staff and other residents.
- There is reasonably strong evidence that the duration of **unplanned hospital stays** is **shorter** on average for those living in extra care housing. There is also some evidence that living in specialist housing for older people **reduces the frequency of unplanned admissions** overall. Communities where homes are accessible, care support is readily available and existing care needs are understood influence positively these cost-benefits.
- Extra care housing can be viewed as a **preventative alternative** to residential care for many people.
- Those living in extra care housing are **less likely to enter long-term care**, compared to those living in the community in receipt of home care.
- There is strong evidence that residents of specialist housing for older people have **improved wellbeing and quality of life**, including:
 - Reduced loneliness
 - Improved psychological well-being, mental health and memory
 - Higher feelings of autonomy and security
- Overall, the evidence indicates that one older person living in extra care housing generates health and social care cost-benefits of **£2,441 per annum**, not including some savings that are difficult to reduce to a per-person figure due to the nature of the evidence.
- In summary, there is a strong argument for providing more specialist housing for older people, particularly extra care housing, on the basis of the significant cost-benefits that it provides to the NHS and local authority adult social care.

Summary: the health and social care cost-benefits of older people's housing

A review of secondary evidence undertaken by the Housing LIN for a private client indicates that there is a growing body of evidence pointing to the potential health and social care cost-benefits provided by older people's housing, and extra care housing in particular. It is reasonable to conclude that the benefits are in summary:

NHS cost-benefits and savings:

- Fewer GP visits.
- Fewer community nurse appointments.
- Fewer ambulance call-outs.
- Fewer and shorter unplanned hospital admissions.

Savings compared to residential care:

- Delayed moves to a residential or nursing care setting.
- Lower overall health costs.

Reduced care needs/reduced growth in care needs:

- Less costly social care packages (especially for those with higher care needs).

Improved outcomes for individuals:

- Increased sense of autonomy and security.
- Fewer falls.
- Reduced loneliness and depression.
- Higher perceived mental health and quality of life.
- Lower death rate in the period following moving in.

From the evidence reviewed, the specific cost-benefits have been calculated. Table 1 shows financial estimates of potential cost-benefits from extra care housing, drawn from a review of available secondary evidence.

Table 1. Cost-benefits/savings from use of extra care housing.

Area of cost-benefit/savings	Cost benefit/saving (per extra care housing resident per year)
GP visits	£144.78
Community nurse visits	£362.55
Non-elective admissions to hospital	£624.11
Delayed Transfer of Care 'days'	£465.30
Falls	£380.00
Reduction in the number of hours in domiciliary care packages	£427.98
Reduced loneliness	£36.30
TOTAL	£2,441.02

This evidence indicates that an older person living in extra care housing generates health and social care cost-benefits of £2,441 per annum.

Equality Impact Analysis to enable informed decisions

The purpose of this document is to:-

- I. help decision makers fulfil their duties under the Equality Act 2010 and
- II. for you to evidence the positive and adverse impacts of the proposed change on people with protected characteristics and ways to mitigate or eliminate any adverse impacts.

Using this form

This form must be updated and reviewed as your evidence on a proposal for a project/service change/policy/commissioning of a service or decommissioning of a service evolves taking into account any consultation feedback, significant changes to the proposals and data to support impacts of proposed changes. The key findings of the most up to date version of the Equality Impact Analysis must be explained in the report to the decision maker and the Equality Impact Analysis must be attached to the decision making report.

****Please make sure you read the information below so that you understand what is required under the Equality Act 2010****

Equality Act 2010

The Equality Act 2010 applies to both our workforce and our customers. Under the Equality Act 2010, decision makers are under a personal duty, to have due (that is proportionate) regard to the need to protect and promote the interests of persons with protected characteristics.

Protected characteristics

The protected characteristics under the Act are: age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion or belief; sex; sexual orientation.

Section 149 of the Equality Act 2010

Section 149 requires a public authority to have due regard to the need to:

- Eliminate discrimination, harassment, victimisation, and any other conduct that is prohibited by/or under the Act
- Advance equality of opportunity between persons who share relevant protected characteristics and persons who do not share those characteristics
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

The purpose of Section 149 is to get decision makers to consider the impact their decisions may or will have on those with protected characteristics and by evidencing the impacts on people with protected characteristics decision makers should be able to demonstrate 'due regard'.

Decision makers duty under the Act

Having had careful regard to the Equality Impact Analysis, and also the consultation responses, decision makers are under a personal duty to have due regard to the need to protect and promote the interests of persons with protected characteristics (see above) and to:-

- (i) consider and analyse how the decision is likely to affect those with protected characteristics, in practical terms,
- (ii) remove any unlawful discrimination, harassment, victimisation and other prohibited conduct,
- (iii) consider whether practical steps should be taken to mitigate or avoid any adverse consequences that the decision is likely to have, for persons with protected characteristics and, indeed, to consider whether the decision should not be taken at all, in the interests of persons with protected characteristics,
- (iv) consider whether steps should be taken to advance equality, foster good relations and generally promote the interests of persons with protected characteristics, either by varying the recommended decision or by taking some other decision.

Conducting an Impact Analysis

The Equality Impact Analysis is a process to identify the impact or likely impact a project, proposed service change, commissioning, decommissioning or policy will have on people with protected characteristics listed above. It should be considered at the beginning of the decision making process.

The Lead Officer responsibility

This is the person writing the report for the decision maker. It is the responsibility of the Lead Officer to make sure that the Equality Impact Analysis is robust and proportionate to the decision being taken.

Summary of findings

You must provide a clear and concise summary of the key findings of this Equality Impact Analysis in the decision making report and attach this Equality Impact Analysis to the report.

Impact – definition

An impact is an intentional or unintentional lasting consequence or significant change to people's lives brought about by an action or series of actions.

How much detail to include?

The Equality Impact Analysis should be proportionate to the impact of proposed change. In deciding this asking simple questions “Who might be affected by this decision?” “Which protected characteristics might be affected?” and “How might they be affected?” will help you consider the extent to which you already have evidence, information and data, and where there are gaps that you will need to explore. Ensure the source and date of any existing data is referenced.

You must consider both obvious and any less obvious impacts. Engaging with people with the protected characteristics will help you to identify less obvious impacts as these groups share their perspectives with you.

A given proposal may have a positive impact on one or more protected characteristics and have an adverse impact on others. You must capture these differences in this form to help decision makers to arrive at a view as to where the balance of advantage or disadvantage lies. If an adverse impact is unavoidable then it must be clearly justified and recorded as such, with an explanation as to why no steps can be taken to avoid the impact. Consequences must be included.

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Proposals for more than one option If more than one option is being proposed you must ensure that the Equality Impact Analysis covers all options. Depending on the circumstances, it may be more appropriate to complete an Equality Impact Analysis for each option.

The information you provide in this form must be sufficient to allow the decision maker to fulfil their role as above. You must include the latest version of the Equality Impact Analysis with the report to the decision maker. Please be aware that the information in this form must be able to stand up to legal challenge.

Background Information

Title of the policy / project / service being considered	Adult Care Capital Programme – Extra Care Housing Programme	Person / people completing analysis	Gareth Everton, Emma Rowitt
Service Area	Adult Care and Community Wellbeing	Lead Officer	Gareth Everton
Who is the decision maker?	Glen Garrod	How was the Equality Impact Analysis undertaken?	Desktop exercise updated after engagement and consultation
Date of meeting when decision will be made	02/11/2021	Version control	1.0
Is this proposed change to an existing policy/service/project or is it new?	New	LCC directly delivered, commissioned, re-commissioned or de-commissioned?	Commissioned
Describe the proposed change	<p>Lincolnshire County Council's (LCC) Extra Care Housing (ECH) Capital Programme, working in partnership with District Councils and Housing Associations, is intended to help older people achieve greater independence and improve wellbeing, by offering additional housing and care options within local communities. ECH is flexibly designed to respond to developing care needs. Accommodation comes in many built forms with access to on-site care and support, and often includes a variety of communal facilities and activities.</p> <p>The ECH Programme objectives are:</p> <ul style="list-style-type: none"> • Promote and enable independence; • Improve the well-being of older aged people within our community; • Enhance quality of life through enabling people to stay within their local community; • Enable Lincolnshire residents to access services closer to home and social circles. • Assist with meeting the need and demand for additional housing options; • Help to reduce pressures on funding attached to domiciliary and residential care; • Illustrate the scope of innovate partnership in developing and supporting ECH within the county; 		

- Ensure communication coverage is as much about people as process, identifying benefits through case studies; and
- Encourage people remain in a home of their own, connected to their local community, where they can be supported by their social networks to live meaningful and independent lives.

The development of ECH has been supported by the Council's Executive, Scrutiny and Portfolio Holders since 2014. Adult social care budgets are continuing to come under increased demand as a result of funding restrictions, the changing demographics of the county with an ageing population, increased requirement for adult care services, and in particular residential care. ECH has been shown nationally to be a cost effective way to help reduce demand for more expensive long term services.

The development of ECH presents an opportunity to generate a sustainable future for health and social care in Lincolnshire, meeting a key ambition of the sustainable services review. LCC is committed to supporting residents to stay independent within their own homes and, reduce (or limit) the use of long term residential services. The authority has signalled its intent to expand the range of community based services, in conjunction with reducing residential placements. By helping to divert older people from moving into residential settings, the ECH Programme will enable LCC to reinvest resources in preventative services.

The closure of the eight LCC owned and managed residential homes eight years ago emphasised the need for modernised services such as ECH, which are fit for purpose in the 21st century. The Programme will contribute to reshaping Adult Social Care services and opportunities in line with both national best practice and local priorities.

ECH has been shown nationally to be a cost effective way to reduce demand for more expensive long term services. The long term effect of this capital strategy will be investment in an infrastructure which supports improvements in choice and diversity of provision, alongside increased independence for residents. The vision is to provide an acceleration in LCC's ability to shift resources away from high cost buildings based services into more appropriate integrated community options

Furthermore, ECH I has a number of health and wellbeing benefits:

- Individual tenancies provide privacy whilst communal spaces provide an area to meet others and the opportunity to engage in group activities;
- 24 hour care and support which schemes can provide flexibility across a range of residents;
- Provide peace of mind, safety and security for vulnerable older people;
- Improved physical and mental health;
- Maintain and develop links with the community;
- Maximise incomes of older people (includes benefits income) and reduce fuel poverty;
- Environment is more likely to be free from hazards, safe from harm and promotes a sense of security, enabling movement around the home, including to visitors;
- Facilitates downsizing to more suitable housing, thus freeing up larger homes for the choice-based letting and/or sales markets;
- Delays and reduces the need for primary care and social care interventions including admission to long term care

settings and hospital admissions; Unplanned hospital admissions reduce from 8-14 days to 1-2 days. Over a 12 month period total NHS costs (including GP visits, practice and district nurse visits and hospital appointments and admissions) reduce by 38% for extra care residents; and

- Routine GP appointments for extra care residents fell by 46% after a year; and
- Falls rates in ECH measured at 31% compared to 49% in general housing.

This Equality Impact Analysis addresses the equalities implications of the ECH Programme.

Evidencing the impacts

In this section you will explain the difference that proposed changes are likely to make on people with protected characteristics. To help you do this first consider the impacts the proposed changes may have on people without protected characteristics before then considering the impacts the proposed changes may have on people with protected characteristics.

You must evidence here who will benefit and how they will benefit. If there are no benefits that you can identify please state 'No perceived benefit' under the relevant protected characteristic. You can add sub categories under the protected characteristics to make clear the impacts. For example under Age you may have considered the impact on 0-5 year olds or people aged 65 and over, under Race you may have considered Eastern European migrants, under Sex you may have considered specific impacts on men.

Data to support impacts of proposed changes

When considering the equality impact of a decision it is important to know who the people are that will be affected by any change.

Population data and the Joint Strategic Needs Assessment

The Lincolnshire Research Observatory (LRO) holds a range of population data by the protected characteristics. This can help put a decision into context. Visit the LRO website and its population theme page by following this link: <http://www.research-lincs.org.uk> If you cannot find what you are looking for, or need more information, please contact the LRO team. You will also find information about the Joint Strategic Needs Assessment on the LRO website.

Workforce profiles

You can obtain information by many of the protected characteristics for the Council's workforce and comparisons with the labour market on the [Council's website](#). As of 1st April 2015, managers can obtain workforce profile data by the protected characteristics for their specific areas using Agresso.

Positive impacts

The proposed change may have the following positive impacts on persons with protected characteristics – If no positive impact, please state 'no positive impact'.

Age	<p>The demographic trends for Lincolnshire indicate that there will be greater need for supported accommodation as the demand for social care increases.</p> <p>Evidential research indicates that supported accommodation is a cost-effective way to deliver care in comparison to residential and domiciliary care and promotes increased wellbeing and independence. The positive impacts for this cohort are:</p> <ul style="list-style-type: none">- The ability to stay within their local communities close to friends and family.- The ability to remain independent through having their own property, with their own front door.- Be supported in an environment where there is additional care and support should it be required and their needs develop and change, however, remain with their own home for as long as possible.- Access services closer to their home and network- The benefit of creating a social life and community, with social activities and events on offer, and the opportunity to make new friends.- The flexibility to be able to request additional support and care Improve the choice of housing options available within the county.- Multiple care needs can be managed on one site.- Benefit from new energy efficient accommodation.- The encouragement and opportunity for active lifestyles and social contact with other tenants.- The offer of a living and care environment which has a positive effect on people's health and well-being and prevents or reduces the need for health care interventions.- Couples can avoid being separated as they can live together in extra care accommodation even if only one needs care.
Disability	<p>ECH for older people as a model is available to people with a range of needs including those with both physical, learning disabilities, mental health, which means the positive impacts of supported accommodation are also available to people with a disability where the nature of the scheme allows.</p> <p>The positive impacts are outlined below.</p> <ul style="list-style-type: none">- The ability to stay within their local communities close to friends and family.

	<ul style="list-style-type: none"> - Remain independent through having their own property, with their own front door. - Be supported in an environment where there is additional care and support should it be required. - Access services closer to their home and network. - The benefit of creating a social life and community, with social activities and events on offer, and the opportunity to make new friends. - The flexibility to be able to request additional support and care should their needs develop and change and remain with their own home for as long as possible. - Improve the choice of housing options available within the county. - Multiple care needs can be managed on one site. - Benefit from new energy efficient accommodation. - The encouragement and opportunity for active lifestyles and social contact with other residents. - The offer of a living and care environment which has a positive effect on people's health and well-being and prevents or reduces the need for health care interventions. - Couples can avoid being separated as they can live together in extra care accommodation even if only one needs care. <p>Funding and Nomination agreements for any project within the programme will oblige all parties to comply with the Equality Act 2010 in the delivery of ECH.</p>
Gender reassignment	<p>No positive impact</p> <p>All schemes will be available to potential residents regardless of this protected characteristic. ECH is inclusive and enables people of all protected characteristics to:</p> <ul style="list-style-type: none"> • Remain in a home of their own, connected to their local community, where they can be supported by their social networks to live meaningful and independent lives. • Maintain and develop links with the community. • Increase their quality of life; • Access services within their local communities. <p>The Funding and Nomination agreements which partners will enter into as part of any project into will oblige all parties to comply with the Equality Act 2010 in the delivery of ECH.</p>
Marriage and civil partnership	<p>No positive impact</p> <p>All schemes will be available to potential residents regardless of this protected characteristic. ECH is inclusive and enables people of all protected characteristics to:</p> <ul style="list-style-type: none"> • Remain in a home of their own, connected to their local community, where they can be supported by their social networks to live meaningful and independent lives. • Maintain and develop links with the community. • Increase their quality of life; • Access services within their local communities.

	<p>The Funding and Nomination agreements which partners will enter into as part of any project into will oblige all parties to comply with the Equality Act 2010 in the delivery of ECH.</p>
Pregnancy and maternity	<p>No positive impact</p> <p>All schemes will be available to potential residents regardless of this protected characteristic. ECH is inclusive and enables people of all protected characteristics to:</p> <ul style="list-style-type: none"> • Remain in a home of their own, connected to their local community, where they can be supported by their social networks to live meaningful and independent lives. • Maintain and develop links with the community. • Increase their quality of life; • Access services within their local communities. <p>The Funding and Nomination agreements which partners will enter into as part of any project into will oblige all parties to comply with the Equality Act 2010 in the delivery of ECH.</p>
Race	<p>No positive impact</p> <p>All schemes will be available to potential residents regardless of this protected characteristic. ECH is inclusive and enables people of all protected characteristics to:</p> <ul style="list-style-type: none"> • Remain in a home of their own, connected to their local community, where they can be supported by their social networks to live meaningful and independent lives. • Maintain and develop links with the community. • Increase their quality of life; • Access services within their local communities. <p>The Funding and Nomination agreements which partners will enter into as part of any project into will oblige all parties to comply with the Equality Act 2010 in the delivery of ECH.</p>
Religion or belief	<p>No positive impact</p> <p>All schemes will be available to potential residents regardless of this protected characteristic. ECH/MI is inclusive and enables people of all protected characteristics to:</p> <ul style="list-style-type: none"> • Remain in a home of their own, connected to their local community, where they can be supported by their social networks to live meaningful and independent lives. • Maintain and develop links with the community. • Increase their quality of life; • Access services within their local communities. <p>The Funding and Nomination agreements which partners will enter into as part of any project into will oblige all parties to comply with the Equality Act 2010 in the delivery of ECH.</p>

<p>Sex</p>	<p>No positive impact</p> <p>All schemes will be available to potential residents regardless of this protected characteristic. ECH is inclusive and enables people of all protected characteristics to:</p> <ul style="list-style-type: none"> • Remain in a home of their own, connected to their local community, where they can be supported by their social networks to live meaningful and independent lives. • Maintain and develop links with the community. • Increase their quality of life; • Access services within their local communities. <p>The Funding and Nomination agreements which partners will enter into as part of any project into will oblige all parties to comply with the Equality Act 2010 in the delivery of ECH.</p>
<p>Sexual orientation</p>	<p>No positive impact</p> <p>All schemes will be available to potential residents regardless of this protected characteristic. ECH is inclusive and enables people of all protected characteristics to:</p> <ul style="list-style-type: none"> • Remain in a home of their own, connected to their local community, where they can be supported by their social networks to live meaningful and independent lives. • Maintain and develop links with the community. • Increase their quality of life; • Access services within their local communities. <p>The Funding and Nomination agreements which partners will enter into as part of any project into will oblige all parties to comply with the Equality Act 2010 in the delivery of ECH.</p>

If you have identified positive impacts for other groups not specifically covered by the protected characteristics in the Equality Act 2010 you can include them here if it will help the decision maker to make an informed decision.

ECH and the development of any such scheme has a range of benefits:

- The development of additional housing contributing to the current and projected needs.
- Reduction in the long term costs of care provision.
- Strengthening the partnership with district councils and housing associations, as well as other One Public Estate (OPE) partners.
- Increasing the availability of suitable housing with the most appropriate care provision.
- The opportunity to develop more community based services.
- Supporting residents within Lincolnshire to stay within their local communities as they grow older.
- Multiple care needs can be managed on one site.
- Decreased risk of service users going 'missing' with ability to monitor location.
- Option available for one care provider managing the site care needs.
- New energy efficient accommodation.
- Opportunity for added social value through developing a workforce development plan.
- Bringing a vacant site back into use, enhancing the local community.
- Promote independence for residents and other service users.
- Encourage active lifestyles and social contact for residents and other service users.
- Offer a living and care environment which has a positive effect on people's health and well-being and prevents or reduces the need for health care interventions.
- Supports the Council's 'One Council' ethos.
- Supports the Council's Corporate Plan and its objectives and priorities.
- Supports the Council's Homes for Independence blueprint.
- ECH has been shown nationally to be a cost effective way to reduce demand for more expensive long term services.
- The evidence from the Housing LIN indicates there is not currently a balance of specialised housing choices available for the older population in Greater Lincolnshire – the ECH programme will help to alleviate this issue.
- Lincolnshire has a higher than average number of older people. 177k people aged 65+ lived in Lincolnshire as of the middle of 2018 which constitutes 25% of the population (18% nationally). These numbers are predicted to increase by 40% to 250k by 2040. The ECH/MI programme will help to support the aging population and provide services which are sustainable.
- Lincolnshire has the fourth highest national rate of admission to care within residents aged 65+, and current estimates indicate the admission rate is not decreasing. Lincolnshire also had the fourth highest number of permanent residents in care by population. The ECH/MI programme is one scheme of work which will help with the reduction of this categorization.
- ECH has been shown nationally to be a cost effective way to reduce demand for more expensive long term services.
- The weekly cost of standard residential care is in the region of £550 per week. The expected costs of providing high level support in extra care (20 hours) would be £310 per week.
- Additional use of, and income to, local businesses e.g. leisure centre, cafes, bus service.
- Additional employment opportunities e.g. on-site management/concierge provision, care provision, building construction, and site maintenance.
- Greater use of community facilities, thus supporting their longevity (e.g. GP surgeries).
- People in ECH can potentially use less care hours than if in the community, for example, if meals are provided by the scheme, less care hours may be required in preparing food etc.

- Accommodation is economic to heat and is of an appropriate and manageable size.
- Support and care services which can be targeted to those who need them and can flex with people's changing circumstances.
- Additional efficiencies can be gained by delivering care to a number of people on one site, reducing travel and mileage costs associated with domiciliary care in the community, and giving increased flexibility in the delivery of that care.
- Residents providing volunteering in the community, with time banks, fundraising and befriending.
- Our financial projections such a return on investment at year 15 of the 30 year terms of the nominations agreement.
- People remain in a home of their own, connected to their local community, where they can be supported by their social networks to live meaningful and independent lives.
- Individual tenancies provide privacy whilst communal spaces provide an area to meet others and the opportunity to engage in group activities.
- 24 hour care and support which schemes can provide flexibility across a range of residents.
- Provide peace of mind, safety and security for vulnerable older people.
- Improved physical and mental health.
- Maintain and develop links with the community.
- Maximise incomes of older people (includes benefits income) and reduce fuel poverty.
- Environment is more likely to be free from hazards, safe from harm and promotes a sense of security, enabling movement around the home, including to visitors.
- Facilitates downsizing to more suitable housing, thus freeing up larger homes for the choice-based letting and/or sales markets.
- Delays and reduces the need for primary care and social care interventions including admission to long term care settings and hospital admissions. Unplanned hospital admissions reduce from 8-14 days to 1-2 days. Over a 12 month period total NHS costs (including GP visits, practice and district nurse visits and hospital appointments and admissions) reduce by 38% for extra care residents.
- Routine GP appointments for extra care residents fell by 46% after a year.
- Falls rates in extra care housing measured at 31% compared to 49% in general housing.
- Offer choice and self-direction or co-production of services for residents.
- Be flexible in its style of service delivery so that services respond well to people's changing needs.
- Release of local housing for rent and sale to benefit families.
- Moderating the burden of family members caring at home.
- Evidence shows that living in familiar, safe, accessible, warm accommodation that we call 'home' is more likely to promote mental and physical wellbeing. Reduce hospital admissions, social isolation and loneliness.
- New facilities developed in the local area for wider community use.
- Couples can avoid being separated as they can live together in ECH accommodation, even if only one is in need of care.

Adverse/negative impacts

You must evidence how people with protected characteristics will be adversely impacted and any proposed mitigation to reduce or eliminate adverse impacts. An adverse impact causes disadvantage or exclusion. If such an impact is identified please state how, as far as possible, it is justified; eliminated; minimised or counter balanced by other measures.

If there are no adverse impacts that you can identify please state 'No perceived adverse impact' under the relevant protected characteristic.

Negative impacts of the proposed change and practical steps to mitigate or avoid any adverse consequences on people with protected characteristics are detailed below. If you have not identified any mitigating action to reduce an adverse impact please state 'No mitigating action identified'.

Age	No negative impact identified. No mitigating action required.
Disability	ECH must be designed suitability to meet needs of disabled people. The mitigation is that the design of scheme will be in line with the Equalities Act i.e. Disability Discrimination and in line with HAPPI guidelines.
Gender reassignment	No perceived adverse impact. All schemes will be available to potential residents regardless of this protected characteristic. The Funding and Nomination agreements which partners will enter into as part of any project will oblige all parties to comply with the Equality Act 2010 in the delivery of ECH.
Marriage and civil partnership	No perceived adverse impact All schemes will be available to potential residents regardless of this protected characteristic. The Funding and Nomination agreements which partners will enter into as part of any project will oblige all parties to comply with the Equality Act 2010 in the delivery of ECH.
Pregnancy and maternity	No perceived adverse impact All schemes will be available to potential residents regardless of this protected characteristic. The Funding and Nomination agreements which partners will enter into as part of any project will oblige all parties to comply with the Equality Act 2010 in the delivery of ECH.

Race	No perceived adverse impact All schemes will be available to potential residents regardless of this protected characteristic. The Funding and Nomination agreements which partners will enter into as part of any project will oblige all parties to comply with the Equality Act 2010 in the delivery of ECH.
Religion or belief	No perceived adverse impact All schemes will be available to potential residents regardless of this protected characteristic. The Funding and Nomination agreements which partners will enter into as part of any project will oblige all parties to comply with the Equality Act 2010 in the delivery of ECH.
Sex	No perceived adverse impact All schemes will be available to potential residents regardless of this protected characteristic. The Funding and Nomination agreements which partners will enter into as part of any project will oblige all parties to comply with the Equality Act 2010 in the delivery of ECH.
Sexual orientation	No perceived adverse impact All schemes will be available to potential residents regardless of this protected characteristic. The Funding and Nomination agreements which partners will enter into as part of any project will oblige all parties to comply with the Equality Act 2010 in the delivery of ECH.

If you have identified negative impacts for other groups not specifically covered by the protected characteristics under the Equality Act 2010 you can include them here if it will help the decision maker to make an informed decision.

Any successful developer or partner will be expected to develop their own Equality Impact Assessment and in doing so identify whether their actions would have any negative impacts. This will provide evidence that developers are actively engaging the local community and potential future users.

Stakeholders

Stake holders are people or groups who may be directly affected (primary stakeholders) and indirectly affected (secondary stakeholders)

You must evidence here who you involved in gathering your evidence about benefits, adverse impacts and practical steps to mitigate or avoid any adverse consequences. You must be confident that any engagement was meaningful. The Community engagement team can help you to do this and you can contact them at consultation@lincolnshire.gov.uk

State clearly what (if any) consultation or engagement activity took place by stating who you involved when compiling this EIA under the protected characteristics. Include organisations you invited and organisations who attended, the date(s) they were involved and method of involvement i.e. Equality Impact Analysis workshop/email/telephone conversation/meeting/consultation. State clearly the objectives of the EIA consultation and findings from the EIA consultation under each of the protected characteristics. If you have not covered any of the protected characteristics please state the reasons why they were not consulted/engaged.

Objective(s) of the EIA consultation/engagement activity

As each project gets underway within the programme, engagement will be undertaken with various groups, such as the ones listed below about likely impacts to inform this Equality Impact Analysis as the programme progresses.

- LCC Corporate Diversity Steering Group;
- Peoples Partnership;
- Age UK;
- LCC Black and Ethnic Minority Staff Engagement Group;
- LCC LGBT staff Group; and
- LCC Disability staff engagement Group.

Who was involved in the EIA consultation/engagement activity? Detail any findings identified by the protected characteristic

Age

- LCC staff Carers Network;
- LCC Corporate Diversity Steering Group;
- LCC Black and Ethnic Minority Staff Engagement Group;
- LCC LGBT staff Group;
- LCC Disability staff engagement Group;
- Age UK;
- University of the Third Age (U3A) network;
- JUST Lincolnshire;
- Lincolnshire Independent Living;
- Pelican Trust (adult disability/learning difficulties);
- Lincoln and Lindsey Blind Society;
- Carers FIRST; and
- People's Partnership.

Findings from engagement carried out to date are as follows:

- The more supported housing the better to ensure independence for all.
- Allocation based on needs as in ECH already in operation would also need to take account of community dynamics within the housing scheme in order to maintain a stable non-judgmental supportive environment for all residents.
- Some of the ECH has age limits set by LCC but not the housing association – this is actually based on Homes England funding allocated to the scheme and the funding restrictions.
- Not much support readily available to be able to assist this age group to live independently
- This project has the potential to help disabled people to overcome barriers they face through a current shortage of suitable housing and support. This should support disabled people to achieve independent living and have their full civil rights.
- My experience of extra care housing has meant younger people are able to live more independently, rather than having to be in a residential home, further to this, it has meant some married couples can be more safely support without one having to live in a residential home.

<p>Disability</p>	<ul style="list-style-type: none"> • LCC staff Carers Network; • LCC Corporate Diversity Steering Group; • LCC Black and Ethnic Minority Staff Engagement Group; • LCC LGBT staff Group; • LCC Disability staff engagement Group; • Age UK; • University of the Third Age (U3A) network; • JUST Lincolnshire; • Lincolnshire Independent Living; • Pelican Trust (adult disability/learning difficulties); • Lincoln and Lindsey Blind Society; • Carers FIRST; and • People's Partnership. <p>Findings from engagement carried out to date are as follows:</p> <ul style="list-style-type: none"> • The opportunity for additional extra care accommodation in the community for people who may be frail or have some form of disability will be tremendously beneficial and enable people to continue to live in the community for longer and more inclusively rather than potentially having to go into care homes. The benefits of a monitoring mechanism is enormous for many, they may not need hands on care but support as and when or just in case or just to know support is available has a great effect upon others. • This type of accommodation where people with a disability can have their own home/ own front door with support available when required is invaluable in promoting independence. • The opportunity for additional extra care accommodation in the community for people who may be frail or have some form of disability will be tremendously beneficial and enable people to continue to live in the community for longer and more inclusively rather than potentially having to go into care homes. The benefits of a monitoring mechanism is enormous for many, they may not need hands on care but support as and when or just in case or just to know support is available has a great effect upon others.
<p>Gender reassignment</p>	<ul style="list-style-type: none"> • LCC staff Carers Network; • LCC Corporate Diversity Steering Group; • LCC Black and Ethnic Minority Staff Engagement Group; • LCC LGBT staff Group; • LCC Disability staff engagement Group; • Age UK; • University of the Third Age (U3A) network; • JUST Lincolnshire;

	<ul style="list-style-type: none"> • Lincolnshire Independent Living; • Pelican Trust (adult disability/learning difficulties); • Lincoln and Lindsey Blind Society; • Carers FIRST; and • People's Partnership.
Marriage and civil partnership	<ul style="list-style-type: none"> • LCC staff Carers Network; • LCC Corporate Diversity Steering Group; • LCC Black and Ethnic Minority Staff Engagement Group; • LCC LGBT staff Group; • LCC Disability staff engagement Group; • Age UK; • University of the Third Age (U3A) network; • JUST Lincolnshire; • Lincolnshire Independent Living; • Pelican Trust (adult disability/learning difficulties); • Lincoln and Lindsey Blind Society; • Carers FIRST; and • People's Partnership.
Pregnancy and maternity	<ul style="list-style-type: none"> • LCC staff Carers Network; • LCC Corporate Diversity Steering Group; • LCC Black and Ethnic Minority Staff Engagement Group; • LCC LGBT staff Group; • LCC Disability staff engagement Group; • Age UK; • University of the Third Age (U3A) network; • JUST Lincolnshire; • Lincolnshire Independent Living; • Pelican Trust (adult disability/learning difficulties); • Lincoln and Lindsey Blind Society; • Carers FIRST; and • People's Partnership.

<p>Race</p>	<ul style="list-style-type: none"> • LCC staff Carers Network; • LCC Corporate Diversity Steering Group; • LCC Black and Ethnic Minority Staff Engagement Group; • LCC LGBT staff Group; • LCC Disability staff engagement Group; • Age UK; • University of the Third Age (U3A) network; • JUST Lincolnshire; • Lincolnshire Independent Living; • Pelican Trust (adult disability/learning difficulties); • Lincoln and Lindsey Blind Society; • Carers FIRST; and • People's Partnership.
<p>Religion or belief</p>	<ul style="list-style-type: none"> • LCC staff Carers Network; • LCC Corporate Diversity Steering Group; • LCC Black and Ethnic Minority Staff Engagement Group; • LCC LGBT staff Group; • LCC Disability staff engagement Group; • Age UK; • University of the Third Age (U3A) network; • JUST Lincolnshire; • Lincolnshire Independent Living; • Pelican Trust (adult disability/learning difficulties); • Lincoln and Lindsey Blind Society; • Carers FIRST; and • People's Partnership.
<p>Sex</p>	<ul style="list-style-type: none"> • LCC staff Carers Network; • LCC Corporate Diversity Steering Group; • LCC Black and Ethnic Minority Staff Engagement Group; • LCC LGBT staff Group; • LCC Disability staff engagement Group; • Age UK; • University of the Third Age (U3A) network;

	<ul style="list-style-type: none"> • JUST Lincolnshire; • Lincolnshire Independent Living; • Pelican Trust (adult disability/learning difficulties); • Lincoln and Lindsey Blind Society; • Carers FIRST; and • People's Partnership.
<p>Sexual orientation</p>	<ul style="list-style-type: none"> • LCC staff Carers Network; • LCC Corporate Diversity Steering Group; • LCC Black and Ethnic Minority Staff Engagement Group; • LCC LGBT staff Group; • LCC Disability staff engagement Group; • Age UK; • University of the Third Age (U3A) network; • JUST Lincolnshire; • Lincolnshire Independent Living; • Pelican Trust (adult disability/learning difficulties); • Lincoln and Lindsey Blind Society; • Carers FIRST; and • People's Partnership.
<p>Are you confident that everyone who should have been involved in producing this version of the Equality Impact Analysis has been involved in a meaningful way?</p> <p>The purpose is to make sure you have got the perspective of all the protected characteristics.</p>	<p>Yes. Below are some generic comments which have been received during recent engagement activities.</p> <ul style="list-style-type: none"> • This could offer a lady on my case load the chance to return to living in the community but in a more supported environment, that could reduce the isolation she experienced in her last home which impacted her mental health. This lady lived in the community and had been able to develop a good lifestyle that suited her, however due to a move to a new neighbourhood she became more isolated and the impact this had on her mental health resulted in her living with family. Having people around she can chat and make friends with would enable this lady to return to the lifestyle she once had. • There is a desperate need for this type of accommodation in Lincolnshire as a whole. Any possibility of increasing the choices of where people can live and support that can be offered has to be a positive. • Extra care housing can only be a positive option as it gives people the personal freedom and independence while supporting with step up and step down care.

Once the changes have been implemented how will you undertake evaluation of the benefits and how effective the actions to reduce adverse impacts have been?

There will be continued Council involvement in ECH development through the nominations process and the Council's presence on the Nominations Panel. Evaluation of benefits will be conducted through this process and on-going monitoring of the accommodation and through the ECH governance structures..

Further Details

Are you handling personal data?

No
If yes, please give details.

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Actions required	Action	Lead officer	Timescale
Include any actions identified in this analysis for on-going monitoring of impacts.	Review EIA as each engagement process is undertaken and the programme develops.	Emma Rowitt	On-going
Signed off by	Emma Rowitt	Date	21/09/2021

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