

**Open Report on behalf of Glen Garrod, Executive Director of Adult Care and Community Wellbeing**

Report to:	<b>Adults and Community Wellbeing Scrutiny Committee</b>
Date:	<b>03 July 2019</b>
Subject:	<b>Extra Care Housing</b>

**Summary:**

The Executive report attached at Appendix 1 sets out the business case for the provision of Council funding for an Extra Care Housing (ECH) development at De Wint Court.

It recommends that £2.8m of the £11.886m Adult Care Capital grant is used to enable the De Wint Extra Care Housing scheme to commence development in October 2019. The proposed De Wint ECH scheme in the City of Lincoln is a partnership between the City of Lincoln Council (CoLC) and the County Council to provide Extra Care Housing (ECH) for the anticipated demand in the City. The development will provide a total of 70 units of accommodation for a minimum 30 year period enabling choice for residents and revenue savings by providing an alternative to expensive residential care. The total cost of the development is £12 million, with the CoLC contributing £6 million, Homes England £3.2 million and the County Council £2.8 million that provides Adult Care with nomination rights on 35 units for 30 years using a process of first right of refusal with no void risk.

**Actions Required:**

The Committee is invited to

- 1) consider the attached report and to determine whether the Board supports the recommendation(s) to the Executive as set out in the report.
- 2) agree any additional comments to be passed to the Executive in relation to this item.

**1. Background**

- 1.1 ECH is a provision that is at the mid-point between full time residential care and domiciliary care. ECH is designed in such a way that allows it to respond to the changing care needs of customers as they grow older. The design of ECH means that it can be adapted in a relatively easy way to cater for different needs (e.g. fitting hand rails and high contrast features).

- 1.2 The Council has previously sought to invite ECH proposals from developers, however interest has been limited due to a number of factors including National Benefit changes and the level of risk developers are prepared to take and consequently the Council has now considered alternative ECH delivery models.
- 1.3 In accordance with LCC's direction of travel and appetite for delivering ECH, the best delivery method has been sought to ensure that LCC is legally in a safe place, to provide best value for money across the county, and enrich the lives of as many county residents as possible. Throughout the last 12 months the programme board have been developing an understanding of delivery options that will facilitate partnering with District Councils and Housing Associations (HAs). Advice and support has been sought from Legal Services Lincolnshire (LSL) and external legal advisers, Bevan Brittan.

A number of delivery options were considered carefully and two were shortlisted, the cooperation model and the funding agreement model. The business case recommendation is to follow the funding agreement model on this occasion.

- 1.4 The cooperation model typically requires the County Council to contribute capital for a development and in return secure 30 year nomination rights for a specified number of apartments. However, it comes with its complications as it legally requires the Council to provide evidence of true collaboration, reviewed organisational processes for void management and the appetite for financial risk of voids.
- 1.5 A funding agreement for nomination rights provides a simpler approach to partnering. The expectations from the partner and the commitment from the Council are far fewer and there are no requirements for evidencing collaboration and no financial risk of voids.

In order for this model to function correctly the partners set up a Nominations Process and an Allocation Panel, a decision making body comprising a representative from:

- Housing Association (HA) or District Council
- Adult Social Care (Local Social Worker)
- Care provider
- Health

Both models require the County Council to provide LCC residents with the options of its care support which would be via existing or future Council care support contracts, personal budgets in the form of a Direct Payment and/or Wellbeing support through the Wellbeing service.

- 1.6 The capital contribution from the County Council will not provide all the necessary funding for the construction and the remainder of funding will be provided by a combination from the District Council and Homes England (formerly Homes and Communities Agency).

1.7 The Extra Care schemes will provide Lincolnshire residents with high quality, flexible accommodation for old age. The schemes will encourage independence and targeted well-being and care and this reduces dependence on residential care and incidences of poor health and hospitalisation.

## **2. Conclusion**

The De Wint Extra Care development business case is presented in the attached Executive report which will be considered at the meeting of the Executive to be held on 09 July 2019 and Scrutiny Members are invited to provide feedback.

## **3. Consultation**

### **a) Have Risks and Impact Analysis been carried out?**

Yes

### **b) Risks and Impact Analysis**

An Equality Impact Assessment has been completed and there has been internal and external consultation. Internally, Council staff have been sent a survey and a report will be formed from the results of this survey. Externally, the People's Partnership have been consulted and they will work with groups such as Age Concern and Just Lincolnshire.

More generally the risks and impact of the proposal are set out in the Executive Report.

## **4. Appendices**

These are listed below and attached at the back of the report	
Appendix 1	Report on Extra Care Housing to be presented to the Executive on 09 July 2019

## **5. Background Papers**

No background papers within Section 100D of the Local Government Act 1972 were used in the preparation of this report.

This report was written by Juliet Slater, who can be contacted on 01522 843175 or by email at [juliet.slater@lincolnshire.gov.uk](mailto:juliet.slater@lincolnshire.gov.uk).

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