

Housing with Care Feasibility Model

Project Name: West Lindsey District Council

Local Authority Partner : Lincolnshire County Council

	No of Units	SU Per Unit	Total Number of SU's
Number of OP Properties	20	1.5	30

LCC Inflation	2%
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Local Authority Contribution	£1,990,000.00
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Performance Indicators	Target	Actual
Lincolnshire County Council Payback Year	5	19

Financial Summary

Financial Outputs dependent upon assumptions:	
Projected cost of extra care to LCC ASC	£ 273,008
Current cost of provision to be reprovided	£ 377,428
Projected Loss of income due to reprovion	(£ 11,919)

These figures together produce:

Net saving to LCC ASC	£ -92,502	Negative figure is a saving
Saving per residential diversion	£ -3,083	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			30
Tenants - Number low care needs		33%	10
Tenants - Number medium care needs		33%	10
Tenants - Number high care needs		34%	10
Average hours low care needs		5.00	50
Average hours medium care needs		7.50	75
Average hours high care needs		20.00	200
Total care planned hours			325
Of which part of block			158
Hours bought in addition to block			167

Facility Care Service Unit Price

Assumed hourly rate - day block		£	15.63
Assumed hourly rate day spot		£	15.63

Cost to LCC ASC - Block		£	136,911
Cost to LCC ASC - Spot		£	136,096
Projected Total Cost to LCC ASC		£	273,008

Projected cost to LCC ASC		£	273,008
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Replacement of existing care provision

Residents with low and medium care needs			
Day hours for residents with low care needs		50	
Current cost per hour existing provision	£	15.63	
			£ 40,747
Day hours for residents with medium care needs		75	
Current cost per hour existing provision	£	15.63	
		45	£ 61,121

Residents with high care needs			
Number of residents with high care needs		10	
Calculated cost of residential place			£ 275,560
Average residential cost	£	27,556	

Current cost of provision to be reprovided		£	377,428
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Income change for residential diversions

Number of residents with high care needs		10	
Current expected residential income from assessed charges			-£ 34,767
Expected income from diversion to home support			-£ 22,848

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

Projected Loss of income		(£	11,919)
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Net saving to LCC ASC		£	-92,502
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Saving per residential diversion		£	-3,083
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Residential Support Calculations

Average Expected Cost	£528.50
Income %	30%
Gross Cost	£ 275,560
Income	£ -82,778
% Proportion of SU Paying Contribution	42%
Total Income	£ -34,767

Homecare Support Calculations

Hourly rate	£ 15.63
Number of hours	28
Annual cost	£ 22,819
Average income	24%
Total Income	£ -5,440
% Proportion of SU Paying Contribution	42%

Grey Cell = not active
Green cell = formula do not overtype
Clear cell = assumption you can amend

LCC Initial Investment
£1,990,000.00

Year	Revenue Savings	Cumulative Savings	Repayment Year
1	92,501.69	92,501.69	19
2	94,351.73	186,853.42	
3	96,238.76	283,092.18	
4	98,163.54	381,255.72	
5	100,126.81	481,382.53	
6	102,129.34	583,511.87	
7	104,171.93	687,683.81	
8	106,255.37	793,939.18	
9	108,380.48	902,319.65	
10	110,548.09	1,012,867.74	
11	112,759.05	1,125,626.79	
12	115,014.23	1,240,641.02	
13	117,314.51	1,357,955.53	
14	119,660.80	1,477,616.34	
15	122,054.02	1,599,670.36	
16	124,495.10	1,724,165.46	
17	126,985.00	1,851,150.46	
18	129,524.70	1,980,675.16	
19	132,115.20	2,112,790.36	
20	134,757.50	2,247,547.86	
21	137,452.65	2,385,000.51	
22	140,201.70	2,525,202.22	
23	143,005.74	2,668,207.96	
24	145,865.85	2,814,073.81	
25	148,783.17	2,962,856.98	
26	151,758.83	3,114,615.81	
27	154,794.01	3,269,409.82	
28	157,889.89	3,427,299.71	
29	161,047.69	3,588,347.40	
30	164,268.64	3,752,616.04	
31	167,554.01	3,920,170.06	
32	170,905.10	4,091,075.15	
33	174,323.20	4,265,398.35	
34	177,809.66	4,443,208.01	
35	181,365.85	4,624,573.87	
36	184,993.17	4,809,567.04	
37	188,693.03	4,998,260.07	
38	192,466.90	5,190,726.97	
39	196,316.23	5,387,043.20	
40	200,242.56	5,587,285.76	
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