

The Hoplands - Extra Care Housing scheme for older people and Community Supported Living for Working Aged Adults

Recommendation(s)

- Approves the payment of £2.56 million from the Capital Programme for Lincolnshire to North Kesteven District Council (NKDC) to support the development of The Hoplands Sleaford;
- Approves the under value disposal of 0.9625 hectares of the Hoplands site for nil value to NKDC. The under value amount for this section of land is £650,000;
- Approves the disposal of 0.81262 hectares of the Hoplands site for Market Value of £250,000 to Lafford Homes, NKDC's wholly owned Property Company, for the development of market rental properties, or to NKDC for the development of social housing in the event Lafford Homes are unable to proceed; and
- Delegates to the Executive Director for Adult Care and Community Wellbeing, in consultation with the Executive Councillor for Adult Care, Health and Children's Services, authority to determine the final form, and approve the entering into of all legal documentation necessary to give effect to the above decisions.

Benefits and Objectives

- Accommodation which promotes and maximises wellbeing and independence;
- Offers further choice over housing and care options within local communities;
- Promotes inclusivity within the local community;
- Provides opportunities to develop skills and knowledge, helping to build confidence and, overall, enhancing quality of life;
- Supports individuals to access and support services closer to home;
- Helps support reduction in the long term costs of care provision;
- Responds to individuals developing care needs as they grow older;
- Adaptable and flexible approach in the provision of care and support;
- Diverts a number of Lincolnshire residents from residential care and inpatient admissions; and
- Generates a sustainable future for health and social care in Lincolnshire; meeting a key ambition of the sustainable services review.

Projected Demand

The table below shows a summary of the **current** provision of older people's housing in the North Kesteven district, the projected need and the shortfall/net need. This table shows a net need of 168 units as at 2020 within the district (highlighted red).

Type	Current Provision	Projected provision required				
		2018 Units/Beds	2020 Units/Beds	2025 Units/Beds	2030 Units/Beds	2035 Units/Beds
Housing for Older People						
Social (rent) Units	1624	1624	1624	1624	1624	1624
Net need		0	0	0	0	0
Private (for sale) Units	91	372	560	1065	1338	1612
Net Need		281	469	974	1247	1521
Housing with Care						
Social (rent) Units	15	167	183	212	202	166
Net need		152	168	197	187	151
Private (for sale) Units	54	19	37	107	204	337
Net Need		-35	-17	53	150	283
Residential care Beds	338	588	596	683	698	704
Net need		220	258	345	360	366
Nursing care Beds	520	558	609	738	802	864
Net need		38	89	218	282	344

Applying national projections locally suggests that 994 units are currently required in Lincolnshire for WAA with learning disabilities, physical disabilities, sensory impairment and/or mental health problems. This figure is expected to rise to 1,239 by 2030.

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- Partnership between LCC and NKDC;
- £2.56 million LCC contribution - £1.6 million towards the ECH scheme for older people, and £960,000 towards CSL units for WAA with learning disabilities, mental health and/or physical disabilities;
- 29 one bed units and 11 two bed ECH units with associated communal facilities and 12 CSL units;
- Nomination rights for LCC on all 40 units within the ECH scheme, and 12 CSL units for 30 years with no void risk;
- 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 and Personal Health Budgets;
- LCC owns the freehold of the Hoplands site which has been vacant since 24/07/2009;
- Proposed disposal of 0.9625 hectares of the Hoplands site for nil value to NKDC; and
- The remaining 0.81262 hectares to be sold to Lafford Homes; NKDC's wholly owned property company, at commercial value for market rental properties;

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- To build resilience and security NKDC will purchase the remainder of the site for the development of social housing in the event Lafford Homes are unable to;
- LCC is able to dispose of an asset at an undervalue under the state aid rules where the aid provided can be categorised as Services of General Economic Interest (SGEI);
- The SGEI Decision specifically refers to social housing and social services, which The Hoplands will deliver;
- The scheme 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 SGEI Decision;
- LCC is able to make an undervalue disposal without specific Secretary of State consent if it can meet the conditions of the Local Government Act 1972 General Disposal Consent (England) 2003 which this project does;
- The undervalue amount is £650,000;
- Construction is planned to commence in summer 2022, for completion in spring 2024.

Finance

- The current unused capital reserves totals £7.900 million (accounting for De Wint Court and The Linelands commitment).
- The average annual residential care cost is estimated at £27,566 per annum;
- The suggested gross cost of providing care within ECH is £16,111 per annum. This represents a gross saving of £11,445 per annum;
- £2.56 million investment could generate an annual saving of £127,060 per annum based on 2019/20 prices; and
- It is estimated that the total savings will equal the total value invested (i.e. the breakeven point) after 18 years.

Conclusion

This project, if approved will:

- Increase the provision of ECH for older people and CSL for WAA with learning disabilities, mental health and/or physical disabilities;
- Assist LCC in offsetting medium and long term revenue cost increases;
- Enable LCC to reinvest resources in preventative measures;
- Facilitate Lincolnshire residents to live independently for as long as possible within their local communities;
- Help to improve the wellbeing and quality of life for Lincolnshire people;
- Aid LCC to use its existing and future best value care and support contracts to support the new development; and
- Ensure LCC can contribute compliantly whilst providing the least risk in operation of facilities, and in respect of voids.