

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

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| Report to: | <b>Adults and Community Wellbeing Scrutiny Committee</b>                               |
| Date:      | <b>20 October 2021</b>   |
| Subject:   | <b>Extra Care Housing development at Prebend Lane Welton with LACE Housing Limited</b> |

The Report is open.

Appendices E and F of the report to the Executive, which is attached at Appendix 1, are exempt and not for publication by virtue of paragraph 3 of part 1 of Schedule 12A of the Local Government Act 1972 as they contain information relating to the business affairs of the Council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.

**Summary:**

The Executive report attached at Appendix 1 sets out the business case for the provision of Lincolnshire County Council (LCC) funding for an Extra Care Housing development at Prebend Lane, Welton.

The report recommends to the Executive 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 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.

**Actions Required:**

The Committee is invited to:

- 1) Consider the attached Report and to determine whether it supports the recommendation(s) to the Executive; and
- 2) Agree any additional comments to be passed to the Executive in relation to this item.

**1. Background**

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. Furthermore, Extra Care Housing will help divert a number of older people from moving into residential care, allowing LCC to reinvest resources in preventative services. 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.

The proposed plans will contribute to reshaping Adult Social Care services and opportunities in line with both national best practice and local priorities. 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. This investment will further develop Extra Care Housing and support Adult Care's strategic intention to further diminish the number of long stay residential care placements, and provide more community based services.

In accordance with LCC's direction of travel and appetite for delivering Extra Care Housing, the best delivery method has been sought to ensure LCC are legally in a safe position, to provide best value for money across the county, and enrich the lives of as many residents 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.

For this model to function correctly the partners agree 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.

The capital contribution from LCC will not provide all the necessary funding for the construction and the remainder of funding will be provided by LACE Housing Limited, West Lindsey District Council, Homes England, and a long-term loan facility.

This Extra Care Scheme will provide Lincolnshire residents with high quality, flexible accommodation as people grow older. The Scheme will encourage independence and targeted well-being and care and this in turn reduces dependence on residential care and incidences of poor health and hospitalisation.

**2. Consultation**

The Welton 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 2 November 2021 and the Adults and Community Wellbeing Scrutiny Committee is invited to provide feedback.

**a) Policy Proofing Actions Required**

n/a

**4. Appendices**

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| These are listed below and attached at the back of the report |   |
| Appendix 1  | Report to the Executive on 2 November 2021 on Extra Care Housing at Prebend Lane Welton with LACE Housing Limited |

**5. Background Papers**

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

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