

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Appendices E and F are exempt and not for publication by virtue of paragraph 3 of part 1 of Schedule 12A of the Local Government Act 1972 as they contain information relating to the business affairs of the Council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:

Kevin Kendall; kevin.kendall@lincolnshire.gov.uk, 07768 068495

Pam Clipson; pam.clipson@lincolnshire.gov.uk, 07775 003614

Emma Rowitt; emma.rowitt@lincolnshire.gov.uk, 07423 492024

Gareth Everton; gareth.everton@lincolnshire.gov.uk, 07990 7851269

This page is intentionally left blank