



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

Report to:	Adults and Community Wellbeing Scrutiny Committee
Date:	11 January 2023
Subject:	De Wint Court Extra Care Housing Scheme Update

Summary:

The purpose of this report is to provide Adults and Community Wellbeing Scrutiny Committee with an update on the De Wint Court scheme which opened in March 2022. The report additionally summarises the progress of the Extra Care Housing and Supported Living programme.

Actions Required:

The Adults and Community Wellbeing Scrutiny Committee is requested to review and comment on the content of this report regarding progress made.

1. Background

The Adult Care Extra Care Housing and Supported Living Capital Programme for Lincolnshire is intended to help older people and working age adults achieve greater independence and wellbeing, by offering more choice over housing and care within local communities.

The Council has allocated £12.631million to the development of Extra Care Housing and Supported Living which presents an opportunity to generate a sustainable future for social care in Lincolnshire, meeting a key ambition of the sustainable services review.

Adult Care's key "tripartite" objectives are to divert or reduce Residential care placements, subsequently facilitating Lincolnshire County Council's (LCC) ability to reinvest resources into preventative measures, in addition to encouraging Lincolnshire residents to maintain/maximise their independence.

LCC is central to the tripartite approach to Extra Care Housing and Supported Living accommodation but is usually the "junior" partner in terms of its financial contribution to the development of individual schemes. Nevertheless, a joint Nominations Agreement enables practitioners to refer people for consideration for possible tenancies and those

professionals are included in allocation panels to ensure the schemes meet their care and support needs.

LCC is committed to supporting people to stay independent within their own homes for as long as possible. The authority has signalled its intent to expand the range of community-based services and at the same time reduce Residential Care placements. The 'Shaping Care for the 21st century' agenda was developed to provide choice across housing, support and care services to meet future demand. This included designing and developing schemes that provide options in lifestyle, accommodation size, location, tenure and services. Partnerships with Health, Housing, District Councils, the Supporting People service, independent sector bodies and voluntary groups were seen as being essential.

LCC's Market Position Statement estimates 2,500 more housing units will be required to meet the potential demand over the next 20 years. The largest proportion of Adult Care expenditure is on Long Term Residential Care, and it is anticipated that the expansion of specialised housing could significantly reduce this expenditure, providing an alternative for people requiring additional support. The Needs Assessment has found a quarter of all people in Long Term Residential Care could have accessed housing with care had it been available and that Extra Care Housing and Supported Living can provide a lower cost solution than Long Term Residential Care and have a positive impact on the individual's wellbeing, as well as additional social and economic benefits.

Through innovative partnerships the programme 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 customers, and an acceleration in our 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 Supported Living accommodation and support the Adult Social Care's strategic intention to further reduce the number of extended stay Residential Care placements and provide more community-based services.

2. Programme Overview and Update

There are currently two live projects within the Capital Programme which have achieved Executive approval in addition to De Wint Court.

The Hoplands, Sleaford

The purpose of the Hoplands project, in partnership with North Kesteven District Council is to deliver Extra Care Housing and Community Supported Living for adults of working age with a disability in the District of North Kesteven and enable LCC to nominate to the new scheme for a period of 30 years, helping to meet the identified need within the locality.

The former Highways depot which is owned by LCC has been declared surplus and earmarked for Extra Care and accommodation for Working Aged Adults with a disability to aid

the County Council's strategic need to support the development of such accommodation within the area and will further help to contribute to the reshaping of services and opportunities within the county.

North Kesteven District Council will purchase the site and LCC will contribute £2.56million. This will entitle LCC to purchase nomination rights on all 40 of the Extra Care properties and 12 additional one-bedroom apartments for Working Aged Adults with learning disabilities, mental health, and/or physical disabilities. LCC's contribution is permitted under the subsidy control regulations where the aid provided can be categorised as Services of Public Economic Interest (SPEI) exemption.

The scheme was approved by LCC's Executive in February 2021. Since approval was granted, North Kesteven District Council and LCC have been working closely together to develop a cohesive design for the scheme which will support tenants to live as independently as possible with access to on-site care and support. The scheme will feature 29 one-bedroom and 11 two-bedroom Extra Care apartments for over 55s, together with communal lounge space, a feature roof top garden and a dedicated catering kitchen and café which will service the tenants and local community. Furthermore, the scheme will feature 12 one-bedroom apartments for Working Aged Adults with a disability with open-plan living and additional communal spaces.

North Kesteven have carried out extensive site investigations and are due to make a submission for planning approval in December 2022. Providing the scheme achieves planning approval and secures the additional grant funding from Homes England, construction will commence in October 2023, with the scheme opening to tenants in June 2025.

Prebend Lane, Welton

The Prebend Lane scheme in Welton was approved by LCC's Executive in November 2021. The project is a partnership with LACE Housing and West Lindsey District Council to deliver 62 one-bedroom apartments for over 55s. LCC will nominate to 20 of the new apartments for a period of 30 years, helping to meet the identified need within the West Lindsey district.

LACE Housing will purchase the site from Beal Homes and LCC will contribute £1.6million towards the scheme which will entitle LCC to purchase nomination rights on 20 of the 62 properties. LCC's contribution is permitted under the subsidy control regulations where the aid provided can be categorised as Services of Public Economic Interest (SPEI) exemption. West Lindsey District Council (WLDC) will also contribute £1.5million to the scheme of section 106 monies.

Since approval was granted, LACE Housing and LCC have been working together to establish a design which will support older people with variety of care and support needs. The development of the site will benefit from LACE Housing's existing and extensive knowledge base so that the outcome is a development of a high standard and will be seen

as a model of best practice by older people themselves and other organisations which promote the interests of older and working age adults.

The development will meet the following criteria:

- The accommodation will be self-contained and designed to facilitate independent living. It will provide an environment which meets the present and future needs and expectations of older people.
- The development will be located within an area to enable tenants the opportunity to engage with a range of community-based services.
- The offer of enhanced support services will be affordable, accessible, and comprehensive. The range of services will be sufficient to enable an older person to remain in their home, unless or until they have needs which necessitate a level of support which could not be provided in the community.
- The rent and service charge will be affordable to ensure that it is accessible for those reliant upon public subsidy.

LACE Housing have been successful in obtaining Homes England funding to support the scheme and submitted a planning application in September 2023 to WLDC. Providing the scheme is granted planning permission and the additional funding to realise the project is awarded, construction will commence in March 2023 and the scheme will open in December 2024.

Future opportunities within the programme include the following projects. However, all projects are subject to achieving the appropriate planning permissions and grant funding. As schemes develop and opportunities present, future projects will be presented to Adult Care and Community Wellbeing Scrutiny Committee and Executive.

- Grange Farm, Market Rasen – in partnership with ACIS Group for 10 one-bedroom apartments for Working Aged Adults with a disability
- Langrick Road, Boston – in partnership with Boston Borough Council and Platform Housing Group for 50-unit Extra Care Housing scheme and 10 one-bedroom apartments for Working Aged Adults with a disability
- Horncastle College – in partnership with LACE Housing for 40 one-bedroom apartments for over 55s
- King's Road, Spalding – in partnership with LACE Housing for 39 one-bedroom apartments for over 55s

De Wint Court Update

De Wint Court was approved by LCC's Executive in July 2019. The project is a partnership with City of Lincoln Council to deliver an Extra Care Housing scheme in Boutham Moor ward.

City of Lincoln Council appointed ESH Construction who began development in January 2020. An existing care home was demolished on land owned by City of Lincoln Council and was replaced with a new Extra Care facility comprising of 50 one-bedroom and 20-two-

bedroom apartments, with associated facilities to support independent living and encourage community involvement.

De Wint Court addresses common objectives for both Councils, despite varying agendas, and through forging strong relationships and ensuring consistent communication approaches, together the Council's were able to collaborate effectively and help each other to fulfil their aims.

LCC's contribution of £2.8million has enabled the Council to nominate 35 people to the scheme.

De Wint Court can manage multiple care needs and is helping to tackle loneliness by engaging with the local community, helping to provide a sustainable solution to current pressures. From the sensory garden to the children's play area which is utilised by tenants' children and grandchildren when they come to visit, makes the facilities on offer at De Wint Court unparalleled.

From the start of the project, it was both Council's vision for the scheme to feature a restaurant or café which could serve the tenants as well as the local community. Owner of local business, Holly's Meals, has taken on a lease for the café which has become a hub of activity for tenants and neighbours alike. The business owners live just half a mile from the scheme and as qualified chefs and having worked as carers understand how important healthy, nutritious, and fresh home cooked food is for older people. Through the support offered, Holly's Meals has been able to grow their business and employ two new staff members who also live within the estate.

In addition, forging a great relationship with the local school was important as part of the development. The local school painted rocks with a nature theme which can be found in the play area, and they've promised to return with the choir and gardening club to do activities with tenants.

The City of Lincoln Council ran a competition for the local community to submit photographs of "beautiful Lincoln". 8 canvas pictures which are familiar to the tenant can be found around the scheme as part of our dementia friendly design to help with wayfinding. The scheme has also received a Secure by Design Gold Award from Lincolnshire police, the only gold award given out within the year.

The project team are also delighted that the scheme was shortlisted from hundred different projects across the country to the final seven as part of the Local Government Chronicle Awards in 2022.

In addition to maximising tenants' independence and helping to divert individuals from Residential Care, the development of De Wint Court has enabled additional properties to be released to the market. The following properties were released as a result, providing alternative housing options for other Lincolnshire families.

- 35 City of Lincoln Council Properties
- 8 Housing Association/RP
- Residential Care Beds
- 3 North Kesteven Council Properties
- Privately Owned Properties
- 10 Privately Rented Properties

It was important to LCC and City of Lincoln Council that through the construction, development and operation of the scheme, employment opportunities were made available for Lincolnshire residents. The Council's ensured ESH Construction was committed to encouraging local spend and employing local people. As part of this commitment, 20% of the operatives employed lived within 5km of the scheme and 72 operatives were Lincolnshire residents. Importantly, 24 new jobs were created for residents who were previously out of work and 8 apprentices worked on the scheme, totalling 127 apprentice weeks. In addition to construction operatives, 4 part time cleaners, 3 Assistant Scheme Managers, and 9 Carers have been appointed since the development of De Wint Court.

Despite disruption due to COVID-19 the scheme was only delayed by 4 months and was delivered under budget. Tenants began moving into the scheme in May 2022 and to date over 100 applications have been received. De Wint Court is now fully occupied with a waiting list of approximately 30 people.

City of Lincoln received applications from people of varying ages. 16 applicants were aged between 50 and 60, 29 applicants were aged between 61 and 70, 30 applicants were aged between 71 and 80 and 21 applicants were aged 81+. This mix has created a dynamic community at De Wint Court. People who were tenants of the previous De Wint Court care home were also given priority should they wish to move back, and 3 individuals have now taken advantage of that offer and are now enjoying their new home; a vast improvement compared to the previous accommodation.

Tenants within the scheme come from a variety of different backgrounds and have varying levels of care and support requirements. Fosse Care have an on-site office and are available 24 hours a day, 7 days a week to support tenants, now and as their needs develop. An integral part of the care vision for De Wint Court was to ensure an equal split of tenants with low, medium, and high care needs. As a result, City of Lincoln Council and LCC implemented a joint allocations panel to ensure this mix was achieved. 23 tenants have low care needs ((1-4 hours per week), 24 tenants have medium care needs (5-10 hours per week), and 23 tenants have high care needs (more than 10 hours per week).

De Wint Court has a real community feel to it and tenants support each other to thrive. A tenants committee has been established who support a variety of activities for all tenants,

such as bingo nights and gardening and craft clubs. Tenants within the scheme have already seen their mental health and wellbeing improve and the scheme has helped many tenants who had been suffering with social isolation. The health and wellbeing benefits, and improvements to the quality of life for the current tenants of De Wint Court, and many future tenants is one of the many benefits of the scheme, perhaps if not the most important.

3. Conclusion

Adult Care strongly believes this capital investment will not only achieve greater outcomes for Lincolnshire’s older population and working age adults, but also be an important financial decision in managing the pressures associated to Residential Care and out of county placements.

4. Appendices

These are listed below and attached at the back of the report	
Appendix A	Presentation on Extra Care Housing & Supported Living Programme

5. Background Papers

The following background papers as defined in the Local Government Act 1972 were relied upon in the writing of this report.

De Wint Court Executive Report - July 2019	Democratic Services
The Hoplands Executive Report – February 2021	Democratic Services
Prebend Lane, Welton Executive Report – November 2021	Democratic Services

This report was written by Emma Rowitt, who can be contacted on emma.rowitt@lincolnshire.gov.uk.

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