

EXTRA CARE HOUSING DEVELOPMENT

Report By: Head of Strategic Housing Services

Wards Affected

Tupsley

Purpose

1. To provide an update on the position with regard to the development of an Extra Care Housing Scheme within Hereford.

Financial Implications

2. None within this report, as it is for information purposes only. However, the scheme will result in capital expenditure and detailed costs are currently being sought from the Registered Social Landlord Partners, as detailed later in this report.

Background

3. This Committee received an update on the Extra Care Housing Development on 17th June 2003.
4. This report updates members further on the process being followed and highlights key housing needs findings.
5. Housing needs analysis has been undertaken to support the need for Extra Care Housing provision in the county. The main findings include:
 - Translating estimates of need into actual demand is notoriously difficult.
 - Age Concern survey involved over-55's confirmed that over 94% wished to maintain a degree of independence.
 - Herefordshire projected population growth over 2001/2011: 6% (National 4%).
 - Over 60's population growth in Herefordshire for the same period estimated to be 30%, double the National projected rate of 15%.
 - Health & Care crisis in older age currently often results in either Residential or Nursing Care provision, with resultant loss of independence.
 - 1960's – 1980's Sheltered Housing provision is appropriate and often difficult to let.
 - Currently (August 2003), the number of residents awaiting a service, whose first choice is likely to be a residential care home or other institutional setting, (but for whom the cost and practicality of providing long term home support package is not sustainable) is approximately 12 in hospital and 4 at home.

Further information on the subject of this report is available from Richard Gabb,
Head of Strategic Housing Services on 01432-261902

- Rural difficulties include:
 - Providing housing;
 - Cost of providing dispersed services;
 - Obtaining appropriate care services;
 - Evidence of lack of alternatives.

Current Position

6. The current position is as follows:

- Capital costs will not be fully known until the return of detailed submissions from Registered Social Landlords. However, whilst overall capital build costs will be substantially higher, the estimated contribution from charitable, local authority and other public sector funds is expected to be in the region of £4 million, as follows:-
 - Private Sector: £1 million (charitable);
 - Public Sector*: Department of Health, Housing Corporation, Local Authority (Housing Capital)

* With public sector funding, the Registered Social Landlords (RSLs) will be submitting a bid to the Housing Corporation in October 2003 and the Department of Health in November 2003 to attract additional resources to the county. It is envisaged that the Local Authority will then only fund the shortfall.

- Revenue (Support and Care):

It is difficult at this stage to identify the exact revenue costs until the capital bids have been received, assessed and an RSL partner selected. The balance of care and support required will need to be agreed with all partners. However, services would be funded from:

- Social Care budgets;
- Primary Care Trusts (PCT) budgets;
- Supporting People;
- Self-funding.

With reference to the Supporting People funding, an indicative level of £150,000 has been suggested by Extra Care Housing Trust as the level required to support such a scheme. However, it is not possible to "set aside" this level of funding.

This is a potential risk that needs to be recognised, as to secure funding existing services will need to be decommissioned following scheme reviews where they are not considered to be providing supporting people objectives.

Highlighting any savings of such a housing provision would be difficult to predict at this early stage, as there are factors that need to be resolved with regards to site assembly, balance of the levels of care support, etc.

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- Extra Care Housing Trust has worked in partnership with the Local Authority to prepare a project brief for the selection of a preferred-partner RSLs. This includes a submission of financial information to develop the Extra Care Housing provision. A bid submission will be made to both the Housing Corporation and the Department of Health, to be submitted by the closing date of 17th November 2003, to attract additional resources to the county. (Note: the bid rounds for the Housing Corporation are yet to be confirmed.)
 - RSL partners who have expressed an interest in assisting with this development, as follows:
 - Bromford Housing Group;
 - Marches Housing Association;
 - Festival Housing Group;
 - Gloucestershire Housing Association;
 - West Mercia Housing Group (on behalf of St John Kemble Housing Association);
 - South Shropshire Housing Association
 - A draft timetable of the preliminary work is being established indicating the main areas of work and priority deadlines.
 - A potential site has been identified at the former Local Authority nurseries on Ledbury Road, Hereford, subject to Cabinet approval. A report is being considered by Cabinet on 25th September, 2003 which seeks a decision on proceeding with the scheme.
 - The site is currently in the ownership of Property Services. Work is underway to determine the exact valuation of the land and the mechanism for disposal.
 - An initial development proposal has recognised the need for possible negotiations with the allotment society to either purchase additional land or enter a land swap deal. Informal discussions with the chair of the society have been favourable to release additional land for the redevelopment.
 - Officers are currently looking for alternative sites to assist in the relocation of Unity gardens, should they require such assistance. A possible location is Widemarsh Workshop.
7. A full detailed report will be brought to members outlining the costs of the scheme following the selection process for the partnering RSL. Members will be kept informed of progress with the development of Extra Care in Herefordshire.

RECOMMENDATION

That the latest position with regard to the development of Extra Care Housing scheme in Hereford City be noted.

Background Papers

- None.

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