

**7 (A). EXTRA CARE HOUSING DEVELOPMENT -  
UPDATE****Report By: Head of Strategic Housing****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. However, both Capital and Revenue costs will result from the development of a scheme. The level of such costs are being established and will form part of future reporting to Members. However, the development of the scheme represents a significant financial investment with the expectation that the Council's Capital contribution will be in the region of £2.5 million.

**Background**

3. The development of Extra Care Housing is identified as a strategic priority within the Council's Housing Investment Strategy and is consistent with relevant housing, social care and health related strategies at a national level.
4. Following the completion of a study of care services for older people in Herefordshire, Social Care Committee on 15th June 2001 agreed that the views of the Cabinet Member (Housing) should be sought on recommendations for the development of enhanced sheltered housing and a proposed extra care scheme in Hereford. An Extraordinary Meeting of the Council on 20th July 2001 reached the same decision. A report on Extra Care Housing was presented to a joint meeting of the Social Care and Housing Programme Panels on 29th April 2002 and on 12th September 2002, Cabinet gave 'in principle' approval for the provision of Extra Care Housing for older people in Herefordshire, namely the development of an Extra Care Housing Scheme in Hereford City together with the modernisation of existing sheltered housing schemes in order to provide a countywide service.
5. A project development team comprising officers and representative of the Extra care Charitable Trust was established to take forward the development of an Extra Care Housing scheme in Hereford City with a preferred site identified upon which detailed proposals could be considered. This report seeks to update members on progress to date.

## Current Position

6. The current position is as follows:
- Needs analysis has been identified as a key task to determining the level of need for the scheme both in the terms of size and likely revenue costs profiling. This work has commenced with officers working to establish the level and quality of available data from a range of sources.
  - Extra Care Charitable Trust have been selected to work in partnership with development RSL to provide the support and care in association with other agencies.
  - Expressions of interest have been invited from RSL partners operating in Herefordshire in preparation for an appropriate bidding/selection process. The Council has received an excellent response from prospective partners.
  - A project brief has been drafted in anticipation of the completion of the housing needs information. Once the scope of need has been established in detail this information will be incorporated into the project brief which will inform RSL's entering into the formal bidding process.
  - Detailed discussions will commence shortly on the commencement of market testing activities in partnership with Extra Care Charitable Trust
  - Land assembly activities underway on selected site in preparation for submission of planning application and further consultation.
7. A further report detailing progress will be brought to Members at planning submission stage

## RECOMMENDATION

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

## BACKGROUND PAPERS

- None