



Originator: Tim O'Shea

Tel: 2474258

Report of the Chief Officer, Adult Social Care

Executive Board

Date: 8 October 2008

Subject: Department of Health Extra Care Housing Fund Bid : 2008-2010

Electoral Wards Affected:

City & Hunslet



Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity ☐

Community Cohesion ☐

Narrowing the Gap ☐

Eligible for Call In



Not Eligible for Call In

(Details contained in the report)



EXECUTIVE SUMMARY

- 1.1 The development of extra care housing for vulnerable older people is a key strategic and service transformation objective for the Council. The Department of Health Extra Care Housing Fund 2008 – 2010, with a total value of £80m, offers the opportunity to part-finance such an initiative. In 2001, Hemingway House, a Local Authority older persons residential home in Hunslet, was decommissioned with a view to re-providing extra care housing in its stead. Since then, a partnership has been developed with Methodist Homes Association (MHA) and detailed work has been carried out on needs assessment and service design.
- 1.2 A report was received and endorsed by the Council Executive Board in 2004 which supported the development of a range of extra care housing schemes, including the one on the site of Hemingway House. In the interim, an application for capital funding was made to the Housing Corporation which, unfortunately, was unsuccessful. In May 2007, the Council Executive Board received a report: "Older People's Long Term Care Strategy: Re- Provision for Greenlands Home for Older People" which provided an update on progress with the strategy, and requested approval for the sale of land at "less than best" to Anchor Trust to facilitate the development of extra care housing in Guiseley on the Greenlands site. Again, this proposal was endorsed.
- 1.3 The Hemingway House scheme will provide 45 units of housing for up to 90 people with tenure being evenly divided between rented, shared ownership and full ownership. The total cost of the scheme will be £6.3 million, with Methodist Homes providing 71% of the capital. Thus, a bid to the Extra Care Housing Fund for £1,845,000 was required. This bid was fully supported by the Primary Care Trust and the Older People's Strategic Partnership.
- 1.4 Under Housing Corporation rules, the Council is required to sell the land occupied by

Hemingway House to Methodist Homes for £5,000 per unit, or £225,000 in total, which is less than the best open market valuation of approximately £750,000. However, this investment will deliver conspicuous savings to the Council year on year as extra care housing support is considerably cheaper than purchasing residential care for service users. Conservative estimates suggest an annual saving of at least £100,000. This would mean that any shortfall of income from the sale of the land would be recouped in less than 5 years. As such, the proposal constitutes an “invest to save” initiative.

2.0 Purpose Of This Report

- 2.1** The purpose of this report is to request that the Executive Board considers and supports the proposal to redevelop Hemingway House in Hunslet, replacing it with 45 units of Extra Care Housing for older people, in partnership with MHA and the PCT.

3.0 Background Information

- 3.1** This report proposes the redevelopment of a decommissioned Local Authority older person's home into 45 extra care housing units for older people from diverse backgrounds. South Leeds contains areas of very significant social and economic deprivation and attendant health inequalities. It is also an area of rich ethnic and cultural diversity. There is an acute shortage of rented and affordable extra care-type accommodation. This scheme, which is a product of a partnership between Leeds City Council (LCC), Leeds Primary Care Trust (LPCT) and Methodist Homes Association (MHA), attempts to tackle these key local issues and is part of our strategy to create harmonious communities and promote health and well-being through the transformation of our health, housing, care and support services. The scheme represents excellent value for money and requires a DH Extra Care Housing Fund grant of £1,845,000 or 29% of the total cost of the scheme. The remainder of the funding will be provided by MHA.
- 3.2** The proposal also provides the opportunity to deliver a personalised service in which residents will be in control of the resources required to deliver their support and care by means of Individual Budgets and Direct Payments. This should engender greater choice and more personally tailored care packages with a focus on the outcomes desired by individuals instead of uniform provision.

4.0 Main Issues

- 4.1** In 2005, MHA began working with a number of local faith group leaders in South Leeds who wished to see an extra care housing scheme developed for local older people and, in particular, for it to be able to meet their varied cultural and faith needs. This group of people has continued to meet and take soundings from their constituent groups and has identified a real need for an extra care service in the area and, in particular, one which can offer a service to meet the needs of a diverse local community.
- 4.2** LCC has already identified a short fall of older person's accommodation in South Leeds and, as part of its Older Persons Housing Strategy, had closed one of its care homes in the area, Hemingway House. The proposed South Leeds development will be built on the site of this former care home which is in the ownership of Leeds City Council (Social Services) and pre-planning consultations have taken place with Leeds City Council.
- 4.3** The proposed scheme will comprise of:
- 45 purpose built flats
 - Of these, 15 will be for leasehold sale, 15 for shared ownership and 15 for social rent, therefore providing a choice of tenure for older people

- Communal facilities, some of which will be available for use by the local community, will include communal lounge, cafe/restaurant, hair & beauty salon, activity rooms, visitors' suite, health & fitness suite, laundry and catering kitchen, assisted bathrooms, all facilities to reflect the proposed multi-ethnic / multi faith aims and objectives of the development
- Provision of a landscaped garden with wander paths and seating for a peaceful and safe environment for all
- Design will be in accordance with Housing Corporation Design & Quality Standards, including HQI Indicators, will meet Lifetime Home Standards, will incorporate the Housing LIN Design Principles for Extra Care and Secured by Design
- It will incorporate assistive technology and measures to assist people living with dementia
- Specific design requirements around bathrooms and kitchen facilities to meet the specific needs of local people, particularly the Muslim community
- It will incorporate innovative design and green/energy saving measures

4.4 The timescale for developments is prescribed in the terms of the grant by the Department of Health and must be delivered by the summer of 2010. A signed partnership agreement must be in place by November 2008, full planning permission received by March 2009, work on site commenced by September 2009 and contracts and nomination arrangements in place by January 2010. The grant will be paid in four instalments as soon as these milestones have been reached.

5.0 Implications For Council Policy And Governance

5.1 This initiative has a very close fit with the strategic objectives and outcomes of the Council and its partners, notably the Primary Care Trust. As such, it will assist in the delivery laid out in the Local Strategic Plan (LSP) of a variety of policy and service transformation agendas, in particular the Local Area Agreement and the Vision For Leeds.

5.2 The Department of Health issued the invitation to bid against the Extra Care Housing Fund of £80m in late March 2008, requiring submissions to be returned by 12 May 2008. The Department of Health received 61 bids from Local Authorities totalling £190m. These were subjected to detailed scrutiny according to their quality and achievability, as well as the extent to which they promoted dignity and wellbeing, partnership working and would ensure a positive health impact on the wider community. The Leeds bid, along with 25 others, received notification of success at the end of August.

5.3 Consultation has taken place with Corporate Services, the Asset Management Board and Elected Members to assure compliance with Council policy and governance.

6.0 Legal And Resource Implications

6.1 The bid requires the Council to accept less than best capital receipts for the sale of the land to Methodist Homes, totalling £225,000, compared with the current estimated value of £750,000 - this being the full extent of the financial risk to the Council. However, the bid attracts additional capital resources in excess of £4m from Methodist Homes Association to fully fund the project. Additionally, it represents an invest to save opportunity since the scheme constitutes substantially better value for money than conventionally procured residential and nursing care.

7.0 Conclusions

- 7.1** This proposal represents a significant opportunity to develop personalised independent accommodation for some of the most vulnerable older citizens of Leeds, to enable them to live in their own home for longer, maintaining their dignity, health and well-being. The proposal is clearly aligned with locally identified need as well as national and local strategies. The whole package represents very good value for money both to service users and the Council, and will assist the Primary Care Trust in meeting its strategic and performance objectives

8.0 Recommendations

- 8.1** It is requested that the Executive Board supports and endorses the proposal to develop 45 units of Extra Care Housing for older people on the site of Hemingway House, in partnership with Methodist Homes Association and the Primary Care Trust.
- 8.2** It is furthermore requested that the Executive Board endorses the sale of the land at Hemingway House at less than best value to a value forgone of £225,000.

Background documents referred to in this report:

Executive Board Report: Older People's Long Term Care Strategy Progress Report on the Refurbishment and Development of Extra Care Housing - October 2004

Executive Board Report: Older People's Long Term Care Strategy: Re-Provision for Greenlands Home for Older People – May 2007

Leeds City Council Adult Social Care Department of Health Extra Care Housing Fund Bid – May 2008