

Report of: Director of Resources and Housing, Director of Adults and Health and Director of City Development.

Report to: Executive Board

Date: 17th July 2017

Subject: Council House Growth Programme - Delivery of Extra Care Housing

Are specific electoral wards affected?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, name(s) of ward(s): Rothwell, Ardsley and Robin Hood, Armley, Killingbeck and Seacroft, Adel and Wharfedale, Middleton Park	
Are there implications for equality and diversity and cohesion and integration?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is the decision eligible for call-in?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the report contain confidential or exempt information?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If relevant, access to information procedure rule number:	

Summary of main issues

1. As part of the Better Lives Programme there has been a significant amount of research undertaken by Adults and Health to determine how Leeds City Council should respond to the predicted increase in the number of older people living longer with long term health conditions whilst improving individual choice in terms of how they access care and support. As set out in the Better Lives Programme Phase Three Report in September 2016 which was endorsed by the Executive Board, the Council continues to investigate opportunities to realign services to better fit the needs and aspirations of older people in Leeds and a key element of this approach has been consideration of the role of extra care housing as an alternative model to residential care.
2. The Leeds vision for extra care housing is to work with partner organisations to construct more than 1000 units of extra care housing by 2028 to meet the growing demand for this accommodation type and population forecasts.
3. Adults and Health directorate have undertaken a comprehensive demand analysis exercise including extra care housing to identify the quantity and type of specialist older peoples housing required across the city currently and forecast to 2028. This has revealed a shortfall of extra care housing whilst predicting that the demand for residential care will decrease as the aspirations of people to live well in older age

increases. There is a current shortfall of 700 units of extra care in the city and by 2028 the shortfall rises to an under supply of 1100 units.

4. In order to address this growing need, resources have been identified as part of the Council House Growth Programme, to enable the Council to invest £30m in the development of extra care housing across the city. At the same time, a shortlist of suitable council owned sites for the delivery of extra care has been established, utilising evaluation criteria established by Adults and Health and supported by the supply and demand evidence for extra care.
5. This combination of funding and sites should support the delivery of up to 200 council owned extra care apartments, but will be further supplemented by a significant number of private homes with the intention that this programme acts as a catalyst to promote the wider development of extra care housing across the city. Details of the potential sites for extra care housing development are included in section 3.13.
6. Two preferred procurement options have been identified to enable the project to deliver at pace. Where there is wider market interest in delivering extra care housing, there is an opportunity to utilise an extra care delivery framework established by North Yorkshire County Council (NYCC) which has delivered over 1,000 extra care places over the last 10 years. The advantage of this approach is that it enables potential partners to use Council sites or additional sites outside our ownership brought forward by the developer to provide new homes. The provider would be commissioned to provide an end to end service, for one or multiple schemes and the Council would have the opportunity to acquire units on these developments. In situations where there is no commercial interest but proven local demand, the Council may choose to deliver directly through established construction frameworks.

Recommendations

The Executive Board is asked to:

1. Note the investment being made in the delivery of extra care housing as part of the Council House Growth Programme.
2. Agree that the sites included in section 3.13 should be dedicated to the delivery of the extra care housing programme and note that any decisions on disposal of Council land to enable this will be taken by the Director of City Development.
3. Agree the intended procurement strategy for the delivery of extra care housing set out at para's 3.15-3.20.
4. Note the needs assessment already undertaken to provide the evidence base for extra care delivery
5. Note the potential revenue savings to the Council which will result from the provision of additional extra care housing places across the City and that these will be accrued through the use of sites that would otherwise be disposed of to generate a capital receipt.
6. Note the potential reduction in forecast capital receipts arising from the inclusion of the identified sites in the extra care programme which will be kept under review but will be offset, by future annual revenue savings and any additional land receipts arising from the delivery approach.
7. Agree that a further report on progress with delivery of the programme be made in June 2018.

8. Note the responsible officer for implementation is the Director of Resources and Housing.

1. Purpose of this report

- 1.1 This report sets out proposals for the delivery of extra care housing for older people across the City as part of the Council House Growth Programme and supporting the Better Lives Programme.
- 1.2 The report sets out recommendations to enable the project to move forward at pace, including the use of council owned sites which have been identified as suitable for delivery of extra care, the commitment of funding for the project from the Council House Growth Programme and the intended delivery strategy.

2. Background information

- 2.1 As part of the Better Lives Programme there has been a significant amount of research undertaken to determine how Leeds City Council should respond to the predicted increase in the number of older people living longer with long term health conditions whilst improving individual choice in terms of how they access care and support.
- 2.2 A key element of this has been consideration of the role of extra care housing as an alternative model to residential care. A detailed demand analysis exercise including extra care has been carried out to identify the quantity and type of specialist older peoples housing required across the city currently and forecast to 2028. This has revealed a shortfall of extra care housing whilst predicting that the demand for residential care will decrease as the aspirations of people to live well in older age increases.
- 2.3 Extra Care housing is primarily for people who have care and support needs as well as a housing need. An extra care scheme;
 - Provides on-site access to 24/7 emergency or unplanned care which is an additional feature that separates it from other forms of retirement living.
 - Helps to alleviate social isolation through access to shared facilities, dining and activities.
 - Allows people to use their personal budgets in order to make their own alternative arrangements for the provision of planned care.
 - Is accessible and flexible accommodation designed, or capable of being adapted, to support the delivery of personal social and health care services.
- 2.4 In January 2016, the Council published the Housing with Care prospectus. The purpose of the prospectus was to encourage the delivery of new housing with care schemes in line with the current and future demand in Leeds. The prospectus set out the pattern of requirements, the approach to site allocations and identified some Council owned land to support housing growth.
- 2.5 Following the launch of the Housing with Care prospectus, the Council has continued its engagement with Extra Care providers to facilitate the delivery of mixed tenure Extra Care across the city. The Local Housing Allowance had a significant impact on delivery with many Registered Provider boards reluctant to invest in new provision and continuing dialogue with them and the Homes and Communities Agency is taking place.
- 2.6 Through the Council House Growth Programme, the first council extra care scheme has been developed; Wharfedale View, Yeadon which was completed in November 2016. The scheme contains 45 extra care apartments, is operated by Housing

Leeds and the core care service was commissioned by Adults and Health. The scheme has provided homes over a mix of tenures with 35 apartments for council rental and 10 apartments for shared ownership

- 2.7 The delivery of Extra Care Housing through the Council Housing Growth Programme ties in closely with the Best Council Plan 2017-2018 by providing housing as the city grows and supports the delivery of the Better Lives programme through:
- supporting the health and well-being of older people who wish to live independently
 - providing an alternative to residential care
 - ensuring that older people have a wider choice of housing and care options including the provision of person centred care and support
 - increasing the supply of specialist homes for older people that are for rent, shared ownership and for sale.

3. Main issues

Leeds Vision for Extra Care

- 3.1 The Leeds vision for extra care housing is to work with partner organisations to construct more than 1000 units of extra care housing by 2028 to meet the growing demand for this accommodation type and population forecasts. As part of the Council House Growth Programme, the Council intends to invest in the development of extra care to enable the initial delivery of up to 200 council owned extra care apartments, with the intention that this investment acts as a catalyst to promote the wider development of extra care across the city.
- 3.2 To promote the delivery of extra care housing which delivers the Leeds vision the council, through this project will -
- Seek to deliver a mix of tenures and locations
 - Enable direct investment by the Council in areas where the market can't deliver
 - Consider acquisition of properties from providers where it fits the Leeds approach
 - Encourage developers to bring their own land and schemes forward where they support the Leeds vision

In September 2016 a report was submitted to Executive Board on the 'Better Lives Programme' Phase Three. Within the report was the recommendation of closure for three Leeds City Council Care homes. The paper stated that if an older person's current accommodation is not suitable, then extra care housing should be offered as an alternative to residential care. Extra care housing offers the benefit of independence in a safe environment where social interaction is the norm and care and support is tailor made for individual tenants.

- 3.3 Recent studies which examined the benefits of extra care housing using research based on interviews with residents found that overall they reported improved outcomes in relation to their health, happiness, confidence, social life, relationships with their families and general well-being. Other potential benefits of Extra Care include enabling couples who have different needs to stay together, helping people

to maintain independence, reducing the need for hospital admissions or the need to move to residential care which is significantly more expensive for the Local Authority to fund. It also enables people to move out of houses, where they are finding it difficult to cope and into more suitable accommodation where they can feel more secure and live independently.

- 3.4 LCC are currently exploring the potential for assistive technology to enhance control, choice and independence for people as part of our approach to the development of Extra Care Housing. In addition to the individual alarm call systems we currently employ we are also looking at ways in which assistive technology can be utilised in the delivery of care and support through a range of SMART technology applications around Flood, Smoke and Carbon Monoxide detection, Intruder Activity and Falls/Movement/Wandering detection. The SMART cities team at Leeds City Council are also working on ACTIVAGE which is a large scale European project to promote quality of life and independent living for older people through technology-enabled smart living solutions which integrate wearable devices with care environments.

Demand for Extra Care Housing

- 3.5 Currently within Leeds there is an undersupply of 700 units of extra care housing. A city the size of Leeds should have 1400 units of extra care but currently only has 779. As part of the Better Lives Programme, comprehensive supply and demand modelling has been undertaken by Adult Social Care up to 2028 (Table 1 below). These projections indicate that by 2028, Leeds will require a total of 1,900 extra care units. This suggests that there will be an under supply of 1100 extra care units by 2028, taking into account the current provision of 779 units. The supply and demand information has been mapped by committee area.

Table 1 – Supply and Demand for Extra Care via committee area

Committee Area (ranked by under supply)	EC Units Required			Current Supply	Over / Under Supply		
	2017	2020	2028	2017	2017	2020	2028
Outer South	158	173	216	0	-158	-173	-216
Outer West	142	155	193	0	-142	-155	-193
Outer East	185	202	252	92	-93	-110	-160
Inner West	110	120	150	41	-69	-79	-109
Inner East	106	115	144	40	-66	-75	-104
Outer North West	208	227	283	165	-43	-62	-118
Inner South	102	112	139	72	-30	-40	-67
Outer North East	162	177	220	138	-24	-39	-82
Inner North West	71	77	96	78	7	1	-18
Inner North East	136	149	185	153	17	4	-32
City Wide	1380	1507	1878	779	-601	-728	-1099

- 3.6 Through the Council House Growth Programme a budget of £30m has been allocated to the delivery of extra care, to enable the delivery of up to 200 units of council owned extra care. This investment will be spread across a number of schemes, either fully council owned or through units acquired on another providers scheme.

- 3.7 It is through this acquisition on external provider's schemes that we envisage we will start to stimulate the market. This will enable providers to develop extra care schemes on sites currently in council ownership but also bringing forward their own sites. In areas where there is proven demand but no council owned sites, this approach would be encouraged. One of the benefits of the NYCC Extra Care framework is that it enables sites outside of council ownership to be brought forward by framework providers, as part of the procurement process, for the development of new extra care schemes
- 3.8 In addition to this specific project, work is ongoing as part of Housing Growth Teams remit to act as a broker to encourage external partners to provide extra housing across the city, in conjunction with Adults and Health. This work involves ongoing liaison with registered providers, sharing market intelligence, working with partners to deliver the next generation of extra care homes and by bringing innovation and creativity to design and development within the timescales required. We will also continue to work closely with existing providers looking to expand their portfolio in Leeds or potential providers/ funders who can assist the market shortfall and who can develop outside the requirement for any subsidy.

Site Identification

- 3.9 To assess where the delivery of this new extra care provision could take place to address the identified under supply across the city, a cross directorate project team has assessed the Council's current portfolio of vacant sites and those that are likely to become available as a result of service changes enabling asset rationalisation.
- 3.10 The assessment has sought to identify suitable and available council owned sites that meet as closely as possible the following best practice design criteria for the delivery of extra care facilities:
- a location close to a district centre, public transport, health services and local amenities;
 - of an area between 0.6ha to 1ha to deliver a minimum quantum of extra care dwellings, sufficient scope for economies of scale in construction and operational management and to allow delivery of an aspirational offer with good social opportunities for residents;
 - with minimal technical difficulties through accessibility, topography or site condition to minimise any abnormal development costs;
 - where possible, and subject to location and surrounding amenities, the preference is for sites to offer opportunities for community facilities that offer benefits for the wider neighbourhood, such as health facilities, bistro, hairdresser and activity space.
- 3.11 It should be noted that there is a limited supply of suitable and available Council-owned sites based on this criteria-lead approach. Sites of sufficient size, location and condition are not always available or likely to become available in a timely way to meet the needs of the programme, particularly in the locations closest to where there is a need for additional extra care accommodation. The Council has also a number of competing demands for its land such as commitment of sites to the delivery of other aspects of its housing growth programme and the Council has also previously identified a number of sites in its ownership to be disposed of to deliver against capital receipts targets, to assist in delivery of the Medium Term Financial Plan and to sustain core frontline services.

- 3.12 The review of sites enabled the ruling out of a large number on grounds of their size alone or the timescale over which they are likely to become available in moving from operational purposes to surplus to current requirements.
- 3.13 A desktop study was undertaken which focused on key criteria including transport links, proximity to key amenities and supply and demand within the committee area. This information provided context for a series of field visits to assess suitability for access, boundaries, levels, landscape and accessibility. This work also established which sites have an existing expectation of a capital receipt through disposal.

Table 2 below details the shortlisted sites that have been identified as available and suitable for Extra Care housing. At the current time sites are not available in all committee areas, but the Council will continue to encourage schemes in areas with proven demand. Appendix 1 contains indicative site plans for the six sites included in Table 2.

Table 2 – Identified sites for Extra Care

Committee Area	Site/ Location	Size (ha)	Current status	Capital Receipt Site
Outer South (2017 under supply 158 units)	Windlesford Green, Rothwell	0.71	Site is currently available	Yes
	Westerton Walk. West Ardsley	0.99	Site is currently available	No
Inner West (2017 under supply 69 units)	Middlecross, Simpson Grove, Armley	0.79	Site is currently available	No
Inner East (2017 under supply 66 units)	Former Seacroft Library, Seacroft Crescent, Seacroft	1.41	Extent of development boundary to be confirmed as site has potential to accommodate both extra care and market housing.	No
Outer North West (2017 under supply 24 units)	(Land off) Farrar Lane, Holt Park	1.31	Currently available, subject to the finalisation of broader regeneration proposals for Holt Park District Centre. Opportunity for provision of both extra care and market housing. Site previously marketed in Spring 2016 for delivery of housing with care but no offers were taken forward.	Yes
Inner South (2017 under supply 30 units)	Middleton Skills Centre, Middleton Park Avenue, Middleton	0.62	Building on the site is currently in use so site will not be available until 2018	No

- 3.14 It should be noted that the proposal is to remove sites at Windlesford Green and Farrar Lane Holt Park from the schedule of capital receipts sites that was approved by Executive Board in February 2017. These sites have a combined value in the region of £3m which are contained within the target of £27m of capital receipts for 2018/19. As such the target will require a re-assessment, although this would be offset by the potential revenue savings to the Council arising from the provision of additional Extra Care facilities as outlined in the report, coupled with any additional land receipts that may arise.

Procurement Approach

- 3.15 To determine the most appropriate procurement route to enable the Council to deliver extra care across the city, a series of procurement workshops and meetings have been undertaken to review the available options, these discussions identified the following main options:
- A new stand-alone full OJEU procurement
 - Use of an existing framework e.g. YORbuild 2 or DPP3 (Homes and Communities Agency Delivery Partner Panel)
 - North Yorkshire County Council (NYCC) Extra Care Framework
 - NPS sponsored Social Infrastructure Development Framework
 - New form of Joint Venture or separate legal entity
- 3.16 Each of the above options have been considered and in order to move at pace, the two most suitable procurement routes identified are:
- **For direct delivery by the Council** – the most suitable option would be via an existing delivery framework such as Yorbuild 2 or DPP3. Through this route the Council would be procuring the construction of the building only. The scheme(s) would be managed in house and a separate procurement would be undertaken for the care provision.
 - **For delivery via the wider market** - the NYCC Extra Care framework would be a viable option. Council identified sites or sites brought forward by the development partners could be developed, with a single provider being commissioned to provide an end to end service, for one or multiple schemes. The Council would have the opportunity to acquire units on these developments. There are six providers appointed to the framework.
- 3.17 The additional advantage of the NYCC framework is that it enables and encourages the framework partners to also introduce their own sites for Council consideration and support, and means that we may be able to support schemes in areas of demand where we do not currently have sites of our own.
- 3.18 The other key point and facility offered by the framework is that it will allow the Council a degree of flexibility around the level of provision it secures for any given scheme. Rather than building a scheme of 60 units and owning and managing all of them, the Council could choose to take a smaller number of units across a larger number of schemes developed across the city so that the 150-200 Council homes sit in a larger provision of perhaps up to 500 new homes.
- 3.19 It is proposed at this stage that the first formal engagement with the market will involve the offer to develop up to 3 schemes, to demonstrate the Council's ambition

and enable the new approach to be tested and evaluated. Once the first schemes have been through the process it should be possible to look at packaging larger numbers of schemes if that would be beneficial to the Council or providers.

3.20 Subject to support for the sites identified for the extra care programme and for the proposed approach to delivery, the following outline programme has been developed based on the delivery of the first three schemes;

- Completion of procurement and selection of delivery partner – Early 2018
- Completion of Design and Planning– Spring/ Summer 2018
- Commence Construction – Summer 2018 onwards
- Complete Construction – Autumn 2019 (1st scheme)

4. Corporate considerations

4.1 Consultation and engagement

4.1.1 In developing our Extra Care offer both Voice for Older Leeds Tenants and the Leeds Older People's Forum have been consulted and are very supportive of the approach we are undertaking to deliver specialist accommodation for older people in Leeds. Both groups were keen to ensure that resident's views were taken into account as part of any future developments the Council may deliver in partnership with third parties and a number of their key recommendations were incorporated in the Leeds Older Peoples Housing Prospectus which was produced in Autumn 2015:

- Specialist housing, including sheltered and extra care, should be planned based on clear assessments of need and designed to allow people to remain living in them for as long as possible, with links to local services and amenities
- Any new housing developments for older people in Leeds should have access to good local transport links and proximity to local shops, G.P's and communal spaces which will help to reduce loneliness and social isolation

4.1.2 Both the Housing Growth Executive Members Steering Group and the Extra Care Members Working Group have steered the approach to the extra care project and have been consulted as part of establishing this project and agreeing the basis for this report.

4.1.3 Ward Members of affected wards have been briefed on the proposals. A comprehensive Stakeholder and Engagement plan is being finalised to ensure all relevant stakeholders are consulted and communicated with as required throughout the programme of work proposed.

4.1.4 Adults and Health are currently undertaking an evaluation exercise of the Wharfedale View Extra Care housing scheme to test the efficacy of the Leeds Model in improving outcomes for new residents. Leeds Older People's Forum and Leeds City Council are also working in partnership to produce a Housing Strategy for older people called Me and My Home and as part of this we are undertaking formal consultation with a range of stakeholders. A New Build Design Questionnaire will also be completed by residents at Wharfedale View in order to capture their views on the design of their new homes to understand which aspects of home design are the most important to them. This feedback will inform the design ethos

on future Extra Care provision and capture any lessons learned from the current development.

4.2 Equality and diversity / cohesion and integration

- 4.2.1 An Equality, Diversity, Cohesion and Integration (EDCI) screening has been completed which looks at the potential impact of the delivery of up to 200 new Extra Care homes on equality, diversity, cohesion and integration as part of the wider Council Housing Growth Programme (CHGP). The proposals reflect differences in need in relation to existing and predicted supply of Extra Care housing across the city's neighbourhoods and seek to facilitate an increase in supply to meet current and predicted localised gaps in provision. A copy of the EDCI screening document is attached for reference at Appendix 2.

4.3 Council policies and best council plan

- 4.3.1 Making Leeds the Best City to Grow Old In has been highlighted as one of our 7 Breakthrough Projects and a key strategic priority as set out on the Best Council Plan. We want Leeds to be an age-friendly city and one in which older people have a range of opportunities to live healthy, active and fulfilling lives. The Best Council Plan 2017-18 includes a number of the key priority areas will be supported by the delivery of extra care housing as follows;
- Good growth
 - Health and wellbeing
 - Better lives for people with care and support needs
- 4.3.2 In aspiring to be the 'Best city in the UK', the Core Strategy also takes forward the spatial and land use aspects of the Vision for Leeds, City Priority Plans and the Best Council Plan (in particular, Objective 2: to 'Promote sustainable and inclusive economic growth').
- 4.3.3 Supporting the delivery of housing growth including affordable housing is integral to the Housing Growth and High Standards in all sectors breakthrough project. The delivery of affordable housing underpins the Council's ambition for Leeds as a Strong Economy and a Compassionate City.
- 4.3.4 Implementing the Better Lives Programme is key to delivering the Council's 'Best Council Plan 2015-2020'. The Plan identifies specific priorities for 2017-18 to make Leeds "The Best Place to Grow Old in" and to provide "Early Intervention... reducing health inequalities". These priorities link closely with the realignment of services to be more responsive to older people's needs, giving them greater choice and control over their care and reducing the impact on longer-term care services. The Plan also refers to Leeds intention to "become a more efficient and enterprising council", which again is reflected by the move towards wider provision of extra care.

4.4 Resources and value for money

- 4.4.1 Moving forward with the project, the day to day management of this project is led by the Director of Resources and Housing. To enable the project to progress at pace, and to ensure all strands of the project are considered a multi-disciplinary cross directorate team which includes officers from Adults and Health and Resources and Housing has been established to deliver the project.

- 4.4.2 We have modelled the potential benefits of Extra Care versus Residential Care and it is evident that it will deliver significant efficiencies to the Council for each person funded by the authority living in Extra Care. Initial financial comparisons on the cost of residential care versus extra care (based on the actual tendered care package for Wharfedale View) reveal that extra care, even with all care recipients having high care and support needs, costs significantly less.

	Weekly cost of extra care	Weekly cost of residential care	Weekly cashable saving
Medium levels of care - 2 hours per day	£231.60	£621.80	£390.20
High care and support needs	£324.84	£621.80	£296.96

- 4.4.3 Extra Care would also bring about financial benefits to Self-Funders as the comparative weekly cost of Extra Care versus Residential Care is significantly lower. They would also have the option as owner/occupiers to retain the capital value of their apartment.
- 4.4.4 If the minimum projected efficiency saving of £390.20 per week for an individual with medium support needs is applied to the proposed 200 units, this will generate a potential saving of approximately £4 million per annum against the comparable cost of residential care. In addition to the substantial cost saving against Social Care budgets there are also a significant number of qualitative benefits associated with Extra Care which have been supported by national research such as a reduction in unplanned hospital stays, GP visits, practice and district nurse visits and an improvement in cognitive functions, independence, general health and wellbeing and depressive symptoms. Extra Care is proven to deliver significantly improved outcomes for residents which also make an important contribution to our preventative healthcare agenda and wider NHS funding.
- 4.4.5 The total funding injected and available for the Council House Growth Programme at June 2017 is £108.3m. It is through this funding that the £30m has been identified for the delivery of extra care housing. The funding for the extra care project is made up of HRA borrowing, Right to Buy receipts and HCA grant. The exact mix of funding sources used for each extra care scheme delivered will be determined once the delivery route and tenure mix for each scheme is confirmed.

4.5 Legal implications, access to information, and call-in

- 4.5.1 The report is a key decision and is subject to call in as a report to Executive Board

4.6 Risk management

- 4.6.1 A risk log will be maintained throughout the project and escalated through the governance process as necessary.

5. Conclusions

- 5.1 There is clear evidence to show the demand for extra care housing within Leeds and the current shortfall of provision across the city. Previous initiatives to kick-start additional provision across the city from the private market have not resulted in the development of the required units and the pace and scale of future Extra Care development needs to quicken substantially.
- 5.2 Through the proposals outlined in this report, most importantly the investment being made through the Council House Growth Programme and the identification and provision of sites suitable for extra care, will result in the delivery of 200 council owned extra care units and will hopefully kick-start the market to deliver the additional extra care units required across the city.

6. Recommendations

The Executive Board is asked to:

- 6.1 Note the investment being made in the delivery of extra care housing as part of the Council House Growth Programme.
- 6.2 Agree that the sites included in section 3.13 should be dedicated to the delivery of the extra care housing programme and note that any decisions on disposal of Council land to enable this will be taken by the Director of City Development.
- 6.3 Agree the intended procurement strategy for the delivery of extra care housing set out at para's 3.15-3.20.
- 6.4 Note the needs assessment already undertaken to provide the evidence base for extra care delivery
- 6.5 Note the potential revenue savings to the Council which will result from the provision of additional extra care housing places across the City and that these will be accrued through the use of sites that would otherwise be disposed of to generate a capital receipt.
- 6.6 Note the potential reduction in forecast capital receipts arising from the inclusion of the identified sites in the extra care programme which will be kept under review but will be offset, by future annual revenue savings and any additional land receipts arising from the delivery approach.
- 6.7 Agree that a further report on progress with delivery of the programme be made in June 2018.
- 6.8 Note the responsible officer for implementation is the Director of Resources and Housing.

7. Background documents¹

7.1 None

¹ The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.