



Report of the Chief Regeneration Officer

North West Outer Area Committee

Date: 9 November 2009

Subject: Round 6 PFI Lifetime Neighbourhoods for Leeds Update

Electoral Wards Affected:

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

Council Function	<input checked="" type="checkbox"/>	Delegated Executive Function available for Call In	<input type="checkbox"/>	Delegated Executive Function not available for Call In Details set out in the report	<input type="checkbox"/>
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Executive Summary

The purpose of this report is to provide the Area Committee with information about the principles of the Private Finance Initiative (PFI) Round 6 Lifetime Neighbourhoods for Leeds (LNL) project.

The Lifetime Neighbourhoods for Leeds project seeks to strengthen existing neighbourhood regeneration strategies by focusing on the provision of high quality homes and services for older people (55+). It acknowledges the crucial role played by older people in building and maintaining sustainable cohesive communities and their beneficial impact on the economy, social activities and family life.

In July 2009 the Homes and Communities Agency (HCA) approved the Expression of Interest (EoI) and requested submission of an Outline Business Case (OBC). All proposals are also subject to detailed consultation with ALMO Boards and affected tenants and residents and approval of the Outline Business Case (OBC) by the Homes and Communities Agency (HCA). It is currently anticipated that the OBC will be submitted in late autumn 2009 with approval gained by spring 2010.

The Lifetime Neighbourhoods for Leeds project has the potential to make a significant positive impact on communities across the City and contribute to key national, regional and local policy drivers including area based regeneration and place making, the provision of sustainable and affordable housing, the modernisation of care and support services and the promotion of independence and well-being.

1.0 Purpose of this Report

- 1.1 The purpose of this report is to provide information and to update the Area Committee on the principles of the Round 6 Lifetime Neighbourhoods for Leeds (LNL) project. Further information on the project scope and specific proposals relating to this area, if any, remain subject to approval by Executive Board and will be presented to a future area committee meeting if necessary following consultation with ward members where appropriate.
- 1.2 All proposals are also subject to consultation with other stakeholders including ALMO Boards and affected tenants and residents and approval of the Outline Business Case (OBC) by the Homes and Communities Agency (HCA) and HM Treasury.
- 1.3 The Committee is asked to note the principles of the report.
- 1.4 The Committee is asked to advise the project team about any other stakeholders who may need to be consulted.

2.0 Background Information

- 2.1 The Lifetime Neighbourhoods for Leeds project seeks to strengthen existing neighbourhood regeneration strategies by focusing on providing a mix of high quality affordable Lifetime Homes for older people (55+), including some extra care housing. Its objectives are to:-

- transform housing, health and social care services in Leeds, enabling people to live independently in their own homes for as long as possible;
- provide affordable homes and extra care options as an alternative to residential care;
- promote independence and choice and make a contribution to developing harmonious and cohesive communities in which older people play an integral part;
- replace existing stock, in particular bed-sits, that are no longer fit for purpose;
- provide a modern alternative to residential care and hospital based care;
- support the move away from day centre and clinic provision of social and health care to delivering care in community facilities closer to home;
- improve the quality of life of older people through providing a range of housing options, care and support services;
- try and prevent premature admission to residential care;
- provide training and sustainable employment opportunities linked to the contract throughout its duration and beyond; and
- strengthen the use of local organisations throughout the project's supply chain, contributing to the sustainability of local employment markets.

- 2.2 **Lifetime Homes** are designed to make life as easy as possible for as long as possible. They provide accessible and adaptable accommodation for everyone, from young families to older people and individuals with a temporary or permanent physical impairment. Many planning policies already require the Lifetime Homes standard in new developments.

- 2.3 **Extra care housing** delivers a new kind of lifestyle for older people: they enjoy the independence of their own homes, but with security and an appropriate level of support. Residents are encouraged to participate in on-site activities that promote

fitness and wellbeing, and relatives have peace of mind knowing that the older members of their families have 24-hour access to assistance if they need it.

- 2.4 The Lifetime Neighbourhoods for Leeds project is responding to a need for quality, modern homes aligned to a range of local supported services and facilities to enable independent living and to give older people the choice to remain in their homes. It acknowledges the crucial role played by older people in building and maintaining sustainable cohesive communities and their beneficial impact on the economy, social activities and family life.
- 2.5 The project focuses on the impact that delivering transformational change in services and housing for older people can make to the long term sustainability of local neighbourhoods.
- 2.6 The project is closely aligned with existing regeneration activity in EASEL, West Leeds Gateway/Leeds Bradford Corridor, South Leeds and Town & District Centres, the Leeds Affordable Housing Strategic Partnership (LAHSP) and NHS Leeds' LIFT programme.

An important ambition in the project is to deliver housing with minimal environmental impact and to reduce fuel poverty. Therefore, as part of the project the Council is aiming to build all new houses, where possible, to meet the **Code for Sustainable Homes Level 5**.

3.0 Main Issues

- 3.1 The Council submitted an Expression of Interest (EoI) to the Homes and Communities Agency (HCA) following approval by Executive Board on 5th November 2008. The HCA subsequently asked the Council to Scale back its proposals, which the Council did and the Expression of Interest was approved in July 2009. The scaled back option was done at a high level, at the time, simply reducing units proposed from c1100 to c800.
- 3.2 The project team is now developing the details for the Outline Business Case to be submitted in early 2010.
- 3.3 A communication plan has been prepared and which gives an overview of the approach to consultation on the proposals will take place as necessary at the appropriate time with ward members, Area Committees, ALMO Boards, Older People's Reference Group.

4.0 Implications for Council Policy and Governance

- 4.1 The project will take into account the Council's Housing Strategy for Older People (2005 – 2010), the Older People's Housing Scrutiny Inquiry Report (2009), and the on-going review of residential care by Adult Social Care.

5.0 Legal and Resource Implications

- 5.1 The Round 6 Housing PFI Project will be procured as a PFI project following an OJEU notice and the competitive dialogue procedure.
- 5.2 A Resource Plan is being prepared for the OBC which identifies the roles and responsibilities of the project team members and project costs. The financial implications are currently being worked up based on experience gained on other PFI and housing projects and the requirements of the Government's financial model.

6.0 Conclusions

- 6.1 The Lifetime Neighbourhoods for Leeds project seeks to strengthen existing neighbourhood regeneration strategies by focusing on the provision of high quality homes and services for older people (55+). It acknowledges the crucial role played by older people in building and maintaining sustainable cohesive communities and their beneficial impact on the economy, social activities and family life.
- 6.2 The Lifetime Neighbourhoods for Leeds project has the potential to make a significant positive impact on communities across the City and contribute to key national, regional and local policy drivers including area based regeneration and place making, the provision of sustainable and affordable housing, the modernisation of care and support services and the promotion of independence and wellbeing.
- 6.3 In July 2009 the Homes and Communities Agency (HCA) approved the Expression of Interest (EoI) and requested submission of an Outline Business Case (OBC).
- 6.4 The project team continues to work on refining the project proposals.
- 6.5 All proposals are subject, at the appropriate time and where necessary, to consultation with ward members, ALMO Boards and affected tenants and residents and approval of the Outline Business Case (OBC) by the Homes and Communities Agency (HCA). Following approval by HCA of the revised scope, the key tasks will be around consultation and negotiation on site specific proposals with a wide range of stakeholders. It is currently anticipated that the OBC will be submitted in early 2010 with approval gained by Autumn 2010.

7.0 Recommendations

- 7.1 The Committee is asked to note the principles of the Round 6 Lifetime Neighbourhoods for Leeds (LNL) project.
- 7.2 The Committee is asked to note that all proposals are still subject to consultation, where as necessary and at the appropriate time, with ward members and with other stakeholders including ALMO Boards and affected tenants and residents and approval of the Outline Business Case (OBC) by the Homes and Communities Agency (HCA) and HM Treasury.
- 7.3 The Committee is asked to advise the project team about any other stakeholders who may need to be consulted.

Background Papers

PFI Round 6 Submission of Interest Report to Executive Board 5th November 2008