

Report of Directors of Adult Social Service, City Development and Environment & Neighbourhoods

Report to Executive Board

Date: 15th February 2013

Subject: Older People's Housing & Care

Are specific electoral Wards affected? If relevant, name(s) of Ward(s):	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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? If relevant, Access to Information Procedure Rule number: Appendix number:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Summary of main issues

1. Leeds has a growing number of older people and a need for new specialist accommodation to be delivered in the context of reduced public resources.
2. The Council recognises that this is a key challenge and this report sets out an approach which has been developed using a range of mechanisms and seeks to explore as many routes to new investment as possible. The Council will work with its partners, taking a strategic lead on services for Older People and use its role as a large landowner; social housing provider and as the Local Planning Authority, to meet the objective of meeting the needs of older residents.
3. The report identifies a number of specific council owned sites which can be used to enable investment.

Recommendations

Executive Board is recommended to:

1. Note the requirements for specialist accommodation for older people
2. Support the approach to investment outlined in section 3.3-3.98 which includes delivery through working with housing associations and independent providers, bidding for external funding support and some direct investment in new build housing.

3. Agree the principle of the council disposing of the sites (subject to consultation where necessary) listed at Appendix 2 (1.5,2.4 and 3.4) for extra care accommodation. A further approval will be sought from Executive Board for a less than best disposal should this be required following marketing.

4. Agree the release of sites at Appendix 1 and Appendix 2 (3.5) (subject to consultation where necessary) for disposal on the open market, noting the potential to ring fence the receipts to support the delivery of the programme and the requirement for separate Executive Board approval.

1 Purpose of this report

- 1.1 This report seeks approval for the implementation of a holistic, city-wide, approach to increase and improve the range of accommodation for older people available in Leeds. The report outlines a co-ordinated programme of activity which has been developed across the directorates of City Development, Adult Social Services and Environments and Neighbourhoods.
- 1.2 The report seeks approval for the delivery of a comprehensive solution which entails the use of a variety of mechanisms in response to the differing housing markets in the city. This paper sets out the combination range of approaches, the partners that the Council will work with to achieve them and the asset management implications for delivery.
- 1.3 The report identifies a number of Council owned sites which could be used for redevelopment or disposal to support a programme of investment in specialist housing for older people.

2 Background information

- 2.1 Members will be aware that the Council faces an unprecedented challenge in seeking to modernise and improve housing choices for older people. This challenge needs to be seen in the context of a growing older population and reductions in public sector funding
- 2.2 Against this background, the investment approach outlined in the report aims to ensure growth in the supply of new specialist housing to meet identified needs and as the Council's role in direct service provision reduces, to actively ensure that sufficient high quality accommodation is brought forward by other providers in identified areas of need.
- 2.3 To achieve the growth of specialist housing it is proposed that the Council utilises all of its roles and powers as part of a single and coordinated approach. This includes the Council's role as the lead agency in the city; the strategic lead on services for Older People; a large landowner; social housing provider and as the Local Planning Authority.
- 2.4 The approach links to a series of reports approved by Executive Board in September 2012 and January 2013 in which the role of the Council, through a combination of direct investment in new affordable housing and the use of its land, seeks to act as a catalyst to housing growth. The approach has a clear emphasis on working in partnership with providers and developers to maximise investment and choice and to meet needs.
- 2.5 The Older People's Housing and Care project has undertaken an integrated review of the housing needs of older people, assessing future demand and identifying areas where provision is most deficient. The supply of new housing will be shaped by service drivers to improve service delivery in an affordable and cost effective way.

- 2.6 Leeds has a growing number of older people, with a predicted increase over the period to 2026 of 30% in householders aged 75 years. A detailed demand analysis specifically in respect of Extra Care Housing has been developed which shows the geographical spread of need across the city, described in more detail at paragraph 3.2.3.
- 2.7 In summary, the model estimates that approaching 900 new units of extra care housing are needed in the period up to 2020 across the city. This takes into account current and anticipated supply from the commercial and social housing sectors (including schemes at planning application stage) and shows where gaps in provision remain.

3 Main Points

3.1 Service Requirements

- 3.1.1 The investment approach seeks to support an increase in accommodation for older people through renewal and reinvestment in some Council owned provision to increase choice and independence.
- 3.1.2 Elsewhere on this agenda, a companion report “Better Lives for Older People” has been provided by Adult Social Services . This sets out the rationale for the programme of transformation whereby unsuitable and outdated residential care provision is replaced by investment in modern new homes. The programme focuses on the viability of the Council continuing to run these facilities in light of comparatively high running costs and the investment requirement to maintain and bring properties up to date which are essentially not fit for purpose. These are outline proposals at this stage and the proposals will be subject to a formal consultation process which may affect the recommendations and proposals ultimately made.
- 3.1.3 The Older People’s Housing and Care programme also seeks to facilitate a move from residential care to extra care housing to promote independent living and levels of care which are developed around the individual. Extra care differs from residential care in that it provides the opportunity for people to live in their own home with services brought to them, allowing “ageing in place” as far as possible rather than having to move home as individual needs change. The Better Lives for Older People programme recognises the continuing need for nursing and residential care within the city, but in addition there is a need to expand quality and choice in housing provision for older people which is reflected in the approach set out in this report.
- 3.1.4 Members will recall that in the first phase of the Adult Social Services review three local authority care homes were closed: Kirkland House Yeadon, Westholme Farnley & Wortley and Grange Court Garforth. Further closures were identified within the first phase at Knowle Manor Morley and Spring Gardens Otley, subject to replacement provision to move existing residents into.
- 3.1.5 The second phase proposal identifies a further six possible decommissions which are subject to approval from Executive Board and subsequent formal consultation:

Amberton Court, Gipton; Primrose Hill, Wetherby; Musgrave Court, Pudsey; Fairview, Seacroft; Burley Willows, Hyde Park and Manorfield, Horsforth.

- 3.1.6 The Council also owns a number of sheltered housing schemes which require investment. Most of the investment will be met through the current HRA Business Plan resources although there remain some, namely, Howarth Court and Rosemount Court in Yeadon, and Union Court and Bennett Court in Otley that require investment solutions. Generally there is an adequate supply of sheltered housing across tenures in the city and the service requirement is more one of improving quality.
- 3.1.7 In addition there is a high incidence of older tenants under occupying family housing typically in areas such as Seacroft, where investment in specialist housing could enable the Council to make better use of existing general needs housing stock and alleviate pressures on the waiting list for council accommodation.
- 3.1.8 The Council enables people to remain in their own home where possible and adaptations to properties. Leeds City Council provides more than 2,800 major adaptations in older and disabled people's homes every year in owner occupied properties, privately rented housing, housing association homes and council properties per annum. All new housing is built to Lifetime Homes standard to reduce burden on this budget in the future.
- 3.1.9 In developing an approach to investment the following key areas have been considered.
- Extensive work has been undertaken to improve the Council's understanding of the demand for specialist housing so that investment opportunities are assessed in the knowledge of what is needed and where. The detail of this in respect of Extra Care Housing is set out below.
 - A wide range of delivery routes has been explored in order to provide a comprehensive approach which provides a mix of tenures and these are described in more detail in 3.3-3.8.3.
 - Together these support a number of specific opportunities the Council has to support investment and the proposed use of Council sites is set out at 3.9.

3.2 Demand

- 3.2.1 A demand model has been developed to provide an evidence base for the type and location of new extra care housing needed. This model outlines the anticipated demand by geography. The model is regularly updated and incorporates data relating to new commercial supply (through planning applications) and therefore identifies specific wards/areas where the market is failing to produce sufficient specialist accommodation.

3.2.2 Table 1

Wedges	Current ECH beds required	Existing ECH	Current Under supply	Forecast required by 2020	ECH units in planning system	ECH units required by 2020
West North West	513	212	-301	616	106	-298
South East	424	152	-272	509	8	-349
East	391	206	-185	470	32	-232
City Wide	1328	570	-758	1595	146	-879

3.2.3 This overall requirement manifests itself differently across the city and is not evenly spread. It is important therefore that there is adequate provision in the right places and the model provides a guide to where investment is most needed, whilst not losing sight of the city's overall need. Set out below are those areas which have a requirement of 40 or more additional places and are therefore considered to be key priorities for investment. Added to the model are figures from the Leeds Neighbourhood Index which is used to inform the mix of tenure needed (i.e. for rent or sale) and indicate the extent to which residents are likely to be able to fund themselves, or whether there is a need for publicly funded places. As a general point, research indicates that the majority of older households are owner occupiers and in general terms older people are unlikely to want to change tenure.

Wards with extra care shortfall of 40 units and over				
Wedge	Ward	Extra Care forecast shortfall (to 2020)	Indices of Deprivation	
			Health	Income
WEST NORTH WEST	Adel & Wharfedale	58	84.8	92.4
	Armley	46	34.9	32.7
	Calverley & Farsley	49	76.8	78.5
	Farnley&Wortley	55	45.1	57
	Kirkstall	39	34.2	47.3
	Otley & Yeadon	55	74.1	75.8
	Pudsey	59	64.6	65.5
SOUTH EAST	Kippax & Methley	47	68.2	75.4
	Morley South	42	54.1	63.9
	Rothwell	56	61.5	67.3
EAST	Temple Newsam	48	65.2	88.5
	Harewood	57	82.3	92.5
	Killingbeck & Seacroft	51	29.6	37.3
	Wetherby	55	80.6	87.1

3.2.4 Leeds City Council is developing a 'Leeds Model' of extra care. This outlines the potential for extra care to be an alternative to traditional residential care, allowing an individual to live in their current home for as long as possible (with support). When the level of support required reaches a level that means that staying in their current home is no longer appropriate (for reasons of adaptability, safety, or social isolation etc.) the person moves into extra care. This is generally assessed on the basis of individual need but with the likely outcome that people do not enter extra care accommodation until older age. This is why calculations for future

demand of extra care in Leeds have been driven by data of the over 75 population rather than over 65 population. It is intended that extra care schemes will allow someone to continue living in their own apartment and can be easily adapted to meet long-term care and accommodation needs. While Leeds is also looking to develop specialist dementia provision alongside health partners, it is anticipated that extra care housing schemes are developed to be 'dementia friendly' allowing people with dementia to live there. The needs of Black and Minority Ethnic groups will also be considered in developing new schemes, with facilities equipped to meet people's cultural needs and expectations.

3.3 Delivery Routes

3.3.1 In order to secure investment and growth in new specialist housing to the level outlined, the Council will utilise a variety of delivery routes and work with a wide range of partners, the menu of approaches is described below. It is anticipated that the Council's direct investment will act as a catalyst to the provision of new housing. In addition the Council's role in facilitating and enabling will be essential in stimulating growth including through commercial developers/ providers and housing associations. The Council works closely with providers (of all types of specialist accommodation including residential and nursing care homes) and will continue to work with the market to guide where it believes facilities need to be developed. Although the Council will not be the direct providers of such services in the future, the role of the Council is key to unlocking many of the investment options either through use of our land, supporting grant funding bids or working through the Planning process. There are specific implications for the Council's assets and resources which are set out below.

3.4 Delivery through the Planning mechanism

3.4.1 Negotiating specialist provision with developers on individual schemes through the s106 mechanism is an on-going process using the demand mapping as an evidence base to negotiate the form of affordable housing taken from developers. The opportunities arising from major new developments in the City's growth areas will also be considered through the master planning process. Looking forward, key growth areas such as the East Leeds extension could produce a significant amount of specialist housing as part of a comprehensive and sustainable approach to housing growth.

3.5 Supporting the Housing Association sector

3.5.1 Housing association investment has been secured through the 2011-15 Affordable Housing Investment Programme for accommodation for older people (aged over 55) in Boggart Hill (Seacroft) by Connect Housing and redevelopment of a former council sheltered scheme at Stratford Court, (Chapel Allerton) by Unity Housing which Executive Board have recently approved.

3.5.2 It is unclear what form the funding regime for affordable housing will take post 2015 however all opportunities will be considered as this becomes clearer. It is also possible that there will be slippage in the current programme and the HCA and associations are aware of the Council's priorities in this respect.

3.6 Care and Support Specialised Housing Fund

- 3.6.1 The recent white paper “Caring for our Future” included an announcement of funding for housing for disabled and older people. £300m nationally is to be made available through the Department of Health over 5 years from 2013/14. This funding offers a further opportunity for the Council to work with health sector partners and add to the innovative work being undertaken currently. A bid has been submitted prioritising the redevelopment of a site in Yeadon (part of the former PFI Round 6 programme) to deliver extra care housing and the outcome of the funding bid will be known in May 2013.

3.7 New Build Council Housing

- 3.7.1 The £9.5m new build council house programme approved by Executive Board in September 2012 will deliver around 100 new Council properties with an emphasis towards housing for older tenants and tied into an objective to release under occupied council stock. Executive Board gave approval in January to the outline programme to enable detailed site options to be developed.

3.8 Commercial Provision

- 3.8.1 Growth in the provision of residential accommodation for older people will, in part, be delivered through commercial development. As the Better Lives report notes, there are a range of independent providers within the city who provide good quality cost effective accommodation. The sector is attractive to commercial providers and there are over 800 units currently in the planning system for both residential and extra care schemes, largely in areas of the city which have higher values and income levels.
- 3.8.2 A market engagement exercise will shortly be undertaken to signal both the Council’s requirement for investment in key localities and to encourage developers to bring privately owned sites forward. This will build on the on-going work with providers to influence the market. The aim is to further encourage providers to identify and develop schemes to meet the remaining need of circa 900 units over and above schemes currently at planning stage especially as in a number of areas where provision is required the council does not have appropriate sites in its ownership. Particular emphasis will be given to the areas identified at 3.2.3 i.e. Otley, Rothwell and Morley where there is insufficient council owned land to fully support the reconfiguration of the service.
- 3.9 A pilot project is also being developed in Seacroft which could seek a commercial partner to develop new housing including housing for older people to specifically address under occupation in council stock. A soft market testing exercise revealed commercial interest in investment in older people’s housing and in delivery of a scheme on the basis of cross subsidy through a mix of tenures, without need for grant support. It is anticipated that the site could be formally marketed with a view to maximising the provision of accommodation for older people.

Use of Council sites and resources

- 3.9.1 As the data at paragraph 3.2.3 illustrates there are areas of the city where the requirement for extra care housing is particularly acute and the council will work

with providers to enable investment in these areas, including using its assets and resources to support delivery and act as a catalyst to investment.

- 3.9.2 Opportunities arise from the potential to re-use sites where inadequate or surplus provision has been closed. In addition a comprehensive evaluation of all council owned sites has been undertaken across the city, assessing their suitability for specialist housing. These have resulted in a number of sites being identified which could be sold to enable reinvestment.
- 3.9.3 As part of the market engagement exercise outlined above, it is proposed that the Council brings forward the following immediately available land in its ownership for disposal, specifically for the development of extra care accommodation - Kirkland House (Yeadon), the former Ash Tree primary school (Kippax) and Windlesford Green (Woodlesford).
- 3.9.4 The sites identified would be attractive on the open market for residential development and if advertised for sale would be likely to attract a higher offer rather than for specialist accommodation for elderly people. Further, providers of older people's accommodation may be deterred from offering believing their offer is likely to be lower than offers from commercial housing developers. The Council is obliged, except in certain circumstances, to accept the highest offer received to fulfil its legal obligation to achieve best consideration for the disposal of its property assets under s.123 Local Government Act 1972. In order to secure interest from providers of elderly people's accommodation it may be necessary to market the sites with a specific requirement that only submissions and offers delivering such accommodation will be considered. In these circumstances the Council may not then be seeking best consideration. The in principle approval of Executive Board is requested to undertake this approach to marketing and disposal subject to a separate Executive Board report to seek authority to sell at Less Than Best and to detailed terms.
- 3.9.5 In addition, subject to approval and consultation on the options identified in the Better Lives for Older People programme further sites may be made available for development or re-provision and these are identified in the area analyses at Appendix 2, Phase 2.
- 3.9.6 There will inevitably be some sites which will be more viable and profitable than others and may need some support from the Council in the form of a land contribution/deferred purchase, or the purchase of some of the units to reduce sales risk. This could be the case with either Council owned or third party sites. The specific levels of support required will depend on the approach taken by the developers.
- 3.9.7 To support this, it is proposed that the receipt realised by the sale of a number of former sheltered or residential care schemes is ring fenced to the programme indicated in Appendix 1. There is also the potential to ring fence the receipt from some of the land to be disposed as listed in Appendix 1 and Appendix 2 (3.5). Executive Board approval is requested in principle to this approach subject to a separate Executive Board report for site specific approvals.

3.9.8 Appendix 2 provides an analysis by neighbourhood (wedge) showing requirements and known investment pipeline across the city, identifying the availability of sites to support the programme.

3.10 Timescales

3.10.1 Set out below is an approximate timescale for delivery to illustrate how and when we might see the delivery of new supply in housing for older people. It does not include new private sites coming forward and it is anticipated that market engagement will act as a catalyst to this. The potential pipeline of new units (both specialist extra care and housing for older people more generally) by delivery route is described below.

Delivery through		Anticipated number of Extra Care housing units
CSSH Fund bid	2014-15	45
Sale of council sites (release1)	2013-14	130
Sale of council sites (release 2 listed in Appendix 2)	2014-16	160
		Total 335

Delivery through		Anticipated number of older peoples housing (over 55yrs)
Council new build	2013-16	60
Seacroft pilot (subject to marketing)	2014	40
Affordable Housing Programme	2014-15	60
		Total 160

4 Corporate Considerations

4.1 Consultation and Engagement

4.2 The companion report “Better Lives for People of Leeds” from Adult Social Care references the consultation which has taken place so far on the future of older people’s residential care services which has helped to inform this report.

4.2.1 In terms of the approach to specific sites, it is proposed that detailed consultation will take place with Ward Members, residents and the wider communities through the planning and design process. Where investment or remodelling is proposed to existing sheltered schemes, detailed consultation will take place with residents and any proposals will be subject to separate Executive Board approvals. .

4.3 Equality and Diversity / Cohesion and Integration

4.3.1 The Equality and Diversity/Cohesion and Integration screening tool has been used to ensure due regard to equality issues. The screening process found that it is a positive opportunity to promote the delivery of significant investment in improved, sustainable, specifically designed homes for older people. Specific proposals and projects will come forward in the implementation phase and will need to develop dedicated engagement plans including consultation with service users. The EIA screening form is available as an appendix.

4.4 Council policies and City Priorities

- 4.4.1 The project seeks to address priorities in the City Priority Plan by providing affordable housing. It also supports the objectives of the Vision for Leeds by supporting people to live full, active and independent lives.

4.5 Resources and value for money

- 4.5.1 The objective of the investment approach is to generate growth in specialist housing for older people through a range of mechanisms. As such, all new homes will generate New Homes Bonus.
- 4.5.2 There will be an opportunity cost to selling Council owned sites (detailed at Appendix 2 (1.5) although this cannot be quantified until the sites are marketed. There will potentially be the requirement for gap funding to ensure viability in some cases although again this will not be known until individual sites are marketed and detailed discussion with developers takes place. The in principle request to ring fence capital receipts from a number of sites (described at Appendix 1 and Appendix 2 (3.5) is intended to support this.

4.6 Legal Implications, Access to Information and Call In

- 4.6.1 There are no specific legal implications associated with this report.

4.7 Risk Management

- 4.7.1 Individual schemes will be subject to risk management in line with the Council's project management methodology.
- 4.7.2 There is a risk that the market may not respond to the market engagement exercise or the specific sites included within it for disposal, although the soft market test which took place for the Seacroft site indicated considerable commercial interest in this sector.

5 Conclusions

- 5.1 Leeds has a need for new housing for its older residents and in particular the growing number of people over 75 with care needs is recognised. The Council recognises that this is a key challenge and in the absence of significant public sector funding, an approach has been developed which entails a range of mechanisms and seeks to explore as many routes to new investment as possible.
- 5.2 Working across the three Directorates, City Development, Environment and Neighbourhoods and Adult Social Services, an investment programme is being developed which encompasses the use of Council owned land, work with providers and funders such as the Department of Health and Homes and Communities Agency and an approach which strengthens our dialogue with market providers. The objective is to maximise the resources available to the city to provide a range of new housing, of varying types and tenures that meets identified need.

6 Recommendations

6.1 Executive Board is recommended to:

1. Note the requirements for specialist accommodation for older people.
2. Support the approach to investment outlined in section 3.3-3.98. which includes delivery through working with housing associations and independent providers, bidding for external funding support and some direct investment in new build housing.
3. Agree the principle of the council disposing of the sites (subject to consultation where necessary) listed at Appendix (1.5,2.4 and 3.4) for extra care accommodation. A further approval will be sought from Executive Board for a less than best disposal should this be required following marketing.
4. Agree the release of sites at Appendix 1 and Appendix 2 (3.5) (subject to consultation where necessary) for disposal on the open market, noting the potential to ring fence the receipts to support the delivery of the programme and the requirement for separate Executive Board approval.

7 Background documents¹

7.2 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.

Appendix 1

The following sites may be released having previously been closed and identified as surplus older people's accommodation. There is the potential to dispose of these on the open market on the basis that alternative provision will come forward in these areas and the receipt ring fenced (subject to separate site specific Executive Board approval):

Cockroft House Headingley	0.4ha
Kendal Carr Burley	1.65ha
Holborn Court Woodhouse	0.19ha
Hillside Reception Centre, Bramley	0.67ha
Park Lees, Beeston	0.55ha

Kirkland House

This site has been identified as being appropriate for disposal for older people's housing specifically and it is proposed in principle that following sale on the open market the receipt is ring fenced (subject to separate site specific Executive Board approval):

Kirkland House	1.03ha
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Appendix 2

Requirements at neighbourhood level

1 West and North West

- 1.2 West/North West Leeds has over 2500 units of sheltered housing managed by Leeds City Council/housing associations and 1348 residential care bed spaces located within 49 homes. In addition, there are 212 units within four Extra Care schemes. Planning applications show 500 units either approved or pending approval. This includes large schemes in the Headingley, Weetwood and Armley areas.
- 1.3 Key service changes are reinvestment in Farrar Lane and Sir Karl Cohen court sheltered housing schemes and the potential decommissioning subject to consultation of 3 residential care sites: Musgrave Court, Pudsey, Burley Willows, Hyde Park and Manorfield House, Horsforth.
- 1.4 Demand forecast indicates remaining requirement of 300; demand hotspots are outer areas of Adel, Calverley and Armley, Pudsey, Kirkstall, Otley and Farnley & Wortley.
- 1.5 The following sites have been identified as suitable for extra care housing and it is proposed that they are marketed and disposed of specifically for this purpose.

site	capacity	comments
Kirkland House Yeadon	0.45ha / 45 units ²	Site is vacant and available to sell. It is likely to be attractive as a main stream housing site
Westholme, Farnley & Wortley	0.5ha / 45 units	1 st phase approval - site is vacant and available to sell subject to further market analysis to determine appropriate use.
Spring Gardens, Otley	0.3ha / 30 units	1st phase approval, release when decommissioned - re-use unless commercial schemes come forward
Manorfield, Horsforth	0.4ha / 40 units	2nd phase release - re-use unless commercial schemes come forward
Musgrave Court, Pudsey	0.38ha / 35 units	2nd phase release - re-use unless commercial schemes come forward
Burley Willows, Hyde Park	0.49ha / 45 units	2nd phase release - re-use unless commercial schemes come forward

- 1.6 The site search referred to at 3.8.2 indicates few suitable sites in council ownership in Pudsey and Farnley & Wortley whilst the gap analysis shows insufficient commercial activity to meet projected requirements. It is anticipated that the market engagement exercise will act as a catalyst to bring private sites forward which would be appropriate to support these neighbourhoods.
- 1.7 The bid for the Care and Support Specialised Housing Fund, referred to at 3.6.1 if successful will deliver around 45 units in Yeadon. A second bid for a site in Otley

² The unit capacity is for illustration and is calculated as an average per hectare and based on provision of apartments

was also submitted which, should additional funding become available, yield around 50 units.

2 South East

- 2.1 South Leeds has over 2900 sheltered housing units managed by Leeds City Council/ housing associations along with 1065 residential care bed spaces located within 36 homes. In addition there are 152 units of Extra Care housing. There are planning applications showing almost 100 units pending including a large private sector scheme at Oulton.
- 2.2 Key service changes are reinvestment in The Grove and Cross Hills Court sheltered housing schemes and the future decommissioning of Knowle Manor (Morley) subject to re-provision.
- 2.3 Demand forecast indicates a remaining requirement of around 350 units, demand hotspots are in Rothwell, Morley and Kippax.
- 2.4 The following sites have been identified as suitable for extra care housing and it is proposed that they are marketed and disposed of specifically for this purpose.

Site	Capacity	Comments
Former Ash Tree Primary School, Kippax	0.6ha / 40 units	Vacant & available to sell, will be attractive for mainstream housing development
Windlesford Green Woodlesford	0.71ha / 45 units	Vacant and available to sell, site will be attractive to main stream housing developers and is likely to generate a high capital receipt.
Knowle Manor Morley	0.5ha/ 30 units	1st phase approval, release when decommissioned - re-use unless commercial schemes come forward

- 2.5 The site search indicates no appropriate council land in the Morley area. The gap analysis shows insufficient commercial activity to meet projected requirements. It is hoped that the market engagement exercise will bring private sites forward which would be appropriate to support these neighbourhoods.

3 East

- 3.1 East Leeds has over 1500 sheltered housing units managed by Leeds City Council/housing associations and 800 residential care bed spaces located within 31 homes. In addition, there are three Extra Care homes with a capacity of 206 units. Planning applications show 400 units pending, including large commercial schemes in Seacroft and Wetherby.
- 3.2 Key service changes are the decommissioning of 4 residential schemes. Grange Court Garforth is a phase 1 closure which is being prepared for open market sale. There is a potential for decommissioning subject to consultation at three other residential care sites namely: Amberton Court, Gipton, Primrose Hill, Wetherby, and Fairview, Seacroft.

3.3 Demand forecast indicates a remaining requirement of over 200 units, demand being particularly high in the outer areas.

3.4 The following sites have been identified as suitable for extra care housing and it is proposed that they are disposed of specifically for this purpose.

Site	Capacity	Comments
Blencarns, Seacroft	4.5ha / 100 units	pilot site (40 for older people)
Primrose Hill Boston Spa	0.44ha/ 35 units	2nd phase release - re-use unless commercial schemes come forward

3.5 To be disposed of and receipt ringfenced.

Fairview Seacroft	0.3ha	Phase 2, will be released following re-provision
Amberton Court Gipton	0.4ha	Phase 2, will be released following re-provision

3.6 The site search indicates no land ownership in Temple Newsam or Harewood and additional sites needed in the Wetherby areas, whilst the gap analysis shows insufficient commercial activity to meet projected requirements. It is anticipated that the market engagement exercise will act as a catalyst to bring private sites forward which would be appropriate to support these neighbourhoods.