

NORTH YORKSHIRE COUNTY COUNCIL

Care and Independence Overview and Scrutiny Committee

Thursday, 3 February 2011

Extra Care Housing

1.0 PURPOSE OF THE REPORT

- 1.1 To outline the current position of Extra Care Housing in line with the Council's *Our Future Lives* policy and objectives within the Strategic Commissioning Plan and to advise Members of the Committee of background work presently underway.

2.0 BACKGROUND

- 2.1 The *Our Future Lives* Policy sets out the Council's approach to replacing Elderly Person's Homes (EPHs) with Extra Care Housing (ECH), by working in partnership with Extra Care Housing providers who will develop, own and manage schemes across the County. This was outlined in the ACS Strategic Commissioning Plan 2007-2020
- 2.2 It acknowledges the aspirations and needs of an ageing society in which we live and serve. People want to grow old and continue to live where they have always lived, in their own home. They want services in place to help them achieve this by bringing support in their front door, to prevent the need to move into institutional care. But these services alone cannot prevent such moves if the accommodation they occupy is not accessible or adaptable. We have identified the need for approximately of Extra Care type housing for older people across the County, to meet the needs of changing demographics. We also recognise that the concept of Extra Care Housing can be applied to other adult groups who are also in need of accommodations with care/support and related facilities/services to enable their security of tenure and right to a home of their own. For example, adults with a learning disability, people with dementia and other mental health problems, and their carers.
- 2.3 Meanwhile the funding of public services requires the authority to make major efficiencies, transform how it delivers services and cut costs. It is in this context Members will be aware of budget proposals and in particular proposals to close our in-house elderly persons homes.

3.0 ISSUES

- 3.1 There are now 13 ECH schemes in operation across North Yorkshire with two in development and one going into planning. This will result in a total of 16 operational schemes that have been developed with 7 providers over a nine year period on a preferred partner basis. All of the schemes except for two have required a contribution from the County Council of land at nil or discounted value as well as capital grant. The amounts of investment in each scheme have varied. The schemes have also relied upon Government grant via the Homes & Communities Agency and/or the Department of Health.
- 3.2 It is clear that Government grant has become more challenging to secure and, even where it is available, will not be sufficient to meet the need that is confirmed. Developers and Registered Social Landlords are working in partnership with investors to identify ways of continuing to develop extra care housing without the

requirement for Government grant. In order to achieve this, economies of scale are required and it is unlikely that individual schemes will be developed on a one-off basis in the future.

- 3.3 Progress of development in the extra care programme is in the hands of multiple stakeholders/partners working together, but often to differing timescales and priorities. This delays progress and is posing a threat to the delivery of our vision. The question is can there be a different approach taken?
- 3.4 The length of a typical ECH development project, from conception to completion and then occupation, is approximately 28-36 months, assuming no delays caused by need for demolition of existing buildings or in gaining planning permission and funding. Every effort is being made to reduce the risk of delays by influencing local planning policy, to secure cleared sites and identifying alternative funding solutions wherever possible, such as cross subsidy sales models and private sector investment.
- 3.5 Older People and members of the wider community have responded positively to the Extra Care developments that NYCC and its partners have delivered in the county over recent years. They are seen as providing quality accommodation, security and promoting greater independence and well-being, preventing the need for residential care by the occupants themselves. As well as being the basis of a modernised care and support service for people in the surrounding communities. Bringing young and old together the schemes are being used as true community resources.
- 3.6 However there is so much more that extra care housing could deliver with further investment. The primary objective of this programme was to decommission the Councils residential care homes and replace services through partnerships with housing providers of extra care housing and domiciliary care. Shifting the emphasis away from the replacement of EPH's as the central drivers for the extra care programme to an enabling structure for locality commissioning is desirable.
- 3.7 To take a place-shaping approach to developing Extra Care Schemes with our partners and all local stakeholders in the future, will ensure we capture the aspirations of our communities by delivering facilities and services in such a way that providers from all sectors (housing, care and health) can ensure high quality standards of access and delivery of services to ensure people are supported to live how they want to live and where they want to live by locating resources in this way everyone benefits.
- 3.8 An extra care scheme in a community is a once in a lifetime opportunity. It can provide a vehicle that will support the delivery of a number of commissioning intensions that otherwise would be difficult to deliver and these need not be limited to the aspirations of NYCC ACS. There is scope for the involvement of partner commissioning organizations and third sector providers. To date the potential added value benefits of extra care has not been fully exploited. There are a number of public services and facilities with associated benefits that could be realized and these include:
 1. Community Facilities
 2. Social clubs
 3. Well-being suites
 4. One stop shops
 5. Locality satellite hot desk offices
 6. Health centre/clinics
 7. GP surgeries
 8. Intermediate care/Rehabilitation
 9. Children's activity areas

- 10. Carers' respite and support network
- 11. Electric Charging points for electric lease vehicles available to local communities

3.9 The future of the nine residential homes earmarked for potential closure and their relationship to extra care developments is still under discussion by the Executive. It is anticipated that this will become clearer by the end of March 2011.

4.0 CONCLUSION

4.1 Members of the Committee are asked to note the work going on to progress the Extra Care development agenda in North Yorkshire.

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26 January 2011

Background Documents - None