

HAMPSHIRE COUNTY COUNCIL**Report**

Committee:	Safe and Healthy People
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1. Purpose of Report

- 1.1. The purpose of this report is to provide members of the Safe and Healthy People Select Committee with a progress update on the development of Extra Care Housing within Hampshire.
- 1.2. It is also designed to give members an understanding of the key issues and challenges facing Hampshire County Council in developing future Extra Care Housing schemes.

2. Contextual Information

- 2.1. Extra Care Housing provides vulnerable people with the housing, care and support they need to enable them to remain in a home of their own, and maintain their independence for as long as possible. Within Extra Care housing developments, housing support and domiciliary care are available 24 hours a day, 7 days a week
- 2.2. On 24 September 2007 Cabinet approved the Adult Services Development of Extra Care Housing Report. This included Hampshire County Council's strategic aim of securing through multi-agency partnerships a total of 400 units of Extra-Care Housing over five years (2008-2013). It was anticipated that 200 of these would be within new-build Extra Care developments and 200 would result from enhancing existing sheltered housing schemes.
- 2.3. Extra Care Housing is one of the key programmes within the Market Development section of the Hampshire Model, Hampshire County Council's programme for transforming adult social care. It is being developed in conjunction with other key programmes of the Hampshire Model, for instance Self-Directed Support.

- 2.4. To date the planned new-build schemes will deliver a total of 240 units of Extra Care accommodation, and the planned enhanced schemes 305 units. Appendix A contains a summary of all current Extra Care schemes.

3. New-Build Schemes

- 3.1. Hampshire County Council is currently developing four new-build Extra Care schemes, in partnership with local councils and registered social landlords. Two of the schemes, in Andover and Gosport, are scheduled to open in January 2011. The scheme in Basingstoke, which also will have a Hampshire County Council Day Centre on site, is scheduled to open in June 2011, whilst the Fleet scheme, is due to open in autumn 2011.
- 3.2. Catering is a vital element of Extra Care Housing for the people living there, in terms of nutrition, wellbeing and social interaction. It is envisaged that there will be functioning catering facilities available within each of the new-build schemes. However, providers of Extra Care Housing often find it challenging to achieve a meals service that is economic and sustainable for the number of people who live in Extra Care schemes and this is certainly the case in Hampshire. Innovative solutions are being developed for each scheme in partnership with the registered social landlords, with whom the responsibility for catering provision rests.
- 3.3. Local steering groups have been established for each scheme to ensure that the schemes become an integral part of the local community and are used by local community groups whilst respecting the rights of, and maintaining the privacy of the people living in the schemes.

4. Enhanced Schemes

- 4.1. In addition to the new-build schemes, Hampshire County Council is enhancing seven sheltered housing schemes by providing 24/7 care and support on-site to bring them in line with Extra Care standards. New joint care and support contracts (see 5.1) are being introduced from April 2011.
- 4.2. At two of the schemes, Abbey Court in Basingstoke, and Warner Court in Andover, night time care was introduced as interim measure in late spring 2010. Since then, a number of people have moved out of residential care into these schemes, as well as other people who have moved into these schemes instead of going into residential care, as a result of the availability of 24/7 on-site care and support.
- 4.3. Adult Services is working with registered social landlords, including Borough and District councils, to identify additional sheltered housing schemes that could be enhanced to Extra Care standards, particularly in those locations where there currently is little or no Extra Care Housing provision, or where landlords are looking to improve the fabric of their current sheltered housing stock. Locations include Winchester, the New Forest and Havant. These could deliver an additional 200 units of Extra Care accommodation.

5. On-Site Provision of Care and Support

- 5.1. Adult Services Department is tendering joint domiciliary care and housing support contracts for each of the Extra Care schemes across Hampshire (new-build and enhanced). The tendering exercise has adhered to full Official Journal of the European Union (OJEU) procedures.
- 5.2. The tendering is being carried out in two tranches; the contracts for Andover and Gosport new-build schemes are due to be awarded in August 2010; the remainder of the contracts are scheduled to be awarded in November 2010. This will ensure sufficient time for the care and support providers to recruit and train staff required to run the schemes.
- 5.3. The joint care and support contracts in the enhanced Extra Care schemes will replace various existing contracts with a number of different providers. Provision has therefore been made to ensure time for any Transfer Of Undertakings Protection Of Employment (TUPE) arrangements.

6. Viability of Extra Care Housing

- 6.1. There is ongoing work to ensure that the benefits of Extra Care Housing, both financial and in terms of individuals' well being, can be effectively measured.
- 6.2. The financial model on which the business cases for the Extra Care schemes were based, suggests that Extra Care Housing represents the most cost-effective alternative to domiciliary care and residential care for clients with substantial and critical levels of care needs. However, this model and the assumptions on which it was based will not be fully tested until the new-build schemes are fully operational.
- 6.3. A performance measurement framework is being developed, that will look not only at the financial benefits of Extra Care but also at a series of indicators focussed on measuring the well being of those living within the schemes. These will be based on existing Adult Services and Supporting People measures and will be benchmarked with other local authorities.

7. Issues

- 7.1. It has been indicated that there is unlikely to be any further capital made available for the development of new Extra Care Housing schemes. Whilst permission to spend up to £5m on the development of Extra Care Housing was granted by Cabinet, this was not a ring-fenced funding pot. Rather it was designed to make use of appropriate available capital. To date, approximately £2.7m of capital, has been made available by Adult Services to Extra Care, of which approximately £2.5m has been committed to specific schemes. Investment of small sums of capital by Hampshire County Council has enabled larger sums of investment to be leveraged from the Homes & Communities Agency and the Department of Health by the individual landlords developing each of the schemes (see Appendix A for full details).
- 7.2. The Project Team developing Extra Care Housing for Hampshire County Council consists of a Commissioning Officer and a Project Manager. These are supported by a virtual team drawn from across Adult Services,

representatives from other departments e.g. Property Business and Regulatory Services, as well as colleagues in Borough and District councils and the landlords and developers with whom we are working in partnership. In order for this partnership approach to deliver the requirements of the Extra Care Programme, there has to be an acceptance of different ways of working by all parties and of compromise, especially given the limited resource dedicated solely to Extra Care Housing

8. Future Planning

- 8.1. In February 2010, Phil Hope, former Minister of State for Care Services, announced that the then government was putting £3.5 million into a new innovation fund to help councils develop new approaches to Extra Care Housing. If this is honoured by the new government, then it is likely to equate to approximately £20k for Hampshire County Council.
- 8.2. Over the next few months, the project team will be working on a strategy for future development of Extra Care across Hampshire, with the aim of having county-wide coverage delivered over three phases. Not only will this strategy examine where in Hampshire there is a requirement for Extra Care Housing, but also a variety of different models for developing schemes and delivering the on-site care and support.
- 8.3. In developing the strategy it is proposed that Hampshire County Council will work with Extra Care Solutions, a development and advisory company specialising in developing Extra Care schemes. This will allow it to draw on experience from elsewhere in the country and to receive commercial advice on different partnering and development models.
- 8.4. It should be noted however, that in addition to the strategy development, Hampshire County Council needs to be flexible enough to react to commercial opportunities that may arise for potential, appropriate Extra Care developments around the county.
- 8.5. The option of developing Extra Care Housing needs to be taken into consideration, when discussing housing requirements, including Major Development Areas, with Borough and District councils; when working with other agencies for example the Primary Care Trust around the development of new health centres etc or when Adult Services is reviewing its current care provision for elderly people and other vulnerable groups.

9. Conclusions

- 9.1. The original targets for developing Extra Care Housing in Hampshire are set to be exceeded by over 20% and to be delivered ahead of schedule.
- 9.2. Extra Care Housing remains a viable and attractive alternative to residential care, both financially and in terms of the difference that it makes to the quality of life and wellbeing of those who live in Extra Care developments.
- 9.3. There is a need to review how Hampshire County Council approaches future development of Extra Care Housing, both directly in the affordable sector and also working with the private sector to help stimulate market growth.

Section 100 D - Local Government Act 1972 - background documents

The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)

Document

Location

None

IMPACT ASSESSMENTS:

1. Equalities Impact Assessment:

A comprehensive Equalities Impact Assessment on Extra-Care Housing has been carried out and there are no adverse impacts in terms of equality or inclusion. Input will be sought however, from the Equality and Inclusion team in developing the Referrals and Allocations Policy for the Extra-Care schemes.

It should be noted that Extra-Care Housing within Hampshire is aimed primarily at vulnerable people over the age of 55, and where appropriate their partners and carers, in order to provide them with the housing, support and care that they need to enable them to live in a home of their own and maintain their independence for as long as possible.

Hampshire Adult Services, working in partnership with the Borough and District Councils and third party partners (registered social landlords, care and support providers) ensures through its referrals and allocations process, that all service users have equality of access to Extra-Care Housing, in accordance with the guidelines contained within the *Hampshire County Council Guide to Designing Extra-Care Housing* and *The Partnership for Extra-Care Housing in Hampshire*. Impact assessment will be incorporated into the nominations process.

In preparing this report, account has been taken of the requirements of the Corporate Equalities Plan and Race Scheme. The contract ensures that the provider will perform their duties with due regard, to eliminate unlawful discrimination and to promote equality of opportunity to all people and to promote good relationships between different racial groups.

2. Impact on Crime and Disorder:

The County Council has a legal obligation under Section 17 of the Crime and Disorder Act 1998 to consider the impact of all decisions it makes on the prevention of crime.

3. Climate Change:

All new-build Extra-Care schemes are being designed to facilitate the prudent and efficient use of resources and to encourage sustainable consumption and production.

Green travel plans are being developed for the new-build Extra-Care schemes. The aim is to reduce the necessity for private motorised transport and to drive down car use by care and support staff, as a result of having service-users concentrated in one location rather than spread across the community.

Appendix A: Summary of Extra Care Schemes in Hampshire

New-Build Schemes

Location	Scheme Name	Number of Units	Launch Date	Overall Scheme Costs (£m)	HCC Capital Commitment (£m)	Grant Contribution	
						£m	Source
Andover (Test Valley)	Lion Oak Court	52	Jan-11	8.5	0.45	4.2	HCA
Basingstoke	Brighton Hill	64	Apr-11	11.0	0.72	3.2	Dept of Health
Fleet (Hart)	Campbell Close	74	Oct-11	11.4	0.45	5.9	HCA
Gosport	Juniper Court	50	Jan-11	8.5	0.75	3.6	HCA
Total		240		39.4	2.37	16.9	

Enhanced Schemes

Basingstoke	Abbey Court	51	Apr-11
Lymington (New Forest)	Barfields	52	Apr-11
Eastleigh	Fernhill	27	Apr-11
Hedge End (Eastleigh)	Laburnham House	56	Apr-11
Eastleigh	Rowan Court	21	Apr-11
Eastleigh	Surrey Court	60	Apr-11
Andover (Test Valley)	Warner Court	38	Apr-11
Total		305	