

**NORTH LINCOLNSHIRE COUNCIL**

**ADULT SERVICES  
CABINET MEMBER**

**UPDATE ON PROGRESS OF ASHBY MEADOWS EXTRA CARE SCHEME AND  
PROCUREMENT OF ITS DOMICILLIARY CARE SERVICE**

**1. OBJECT AND KEY POINTS IN THIS REPORT**

- 1.1 To inform the Cabinet Member of the progress of the Ashby Meadows Extra Care Scheme. Located at Ashby Link, Ashby.
- 1.2 To seek Cabinet Member approval to market test and procure the domiciliary care service for the scheme.

**2. BACKGROUND INFORMATION**

- 2.1 The Extra Care Housing Scheme at Ashby is currently being built in partnership with Hanover Housing Association. The grant funding of £3,016,990 for the scheme was secured from the National Affordable Housing Programme 2006/08. The total investment in the scheme is £5.16 million with £2,149,296 being invested from Hanover Housing Association.
- 2.2 Hanover Housing Association was selected through a competitive process to be the council's preferred partner in the development of the scheme, and in September 2007 the Cabinet Member agreed to the leasing of land to the rear of Ashby Link.
- 2.3 The development of an Extra Care Scheme is a key priority in the council's Housing Strategy, the Older People's Housing Strategy and Adult Social Care Strategies. The agreed project objectives are:
  - To provide aspirational, affordable homes where older people (over 55) in North Lincolnshire can live independently
  - Prevent unnecessary admissions to hospital or residential care through provision of good quality, appropriate housing with support and long term flexible care
  - Inclusive communal facilities for those living outside the scheme

- To meet the needs of a mixed community with 1/3 high level, 1/3 medium level and 1/3 low level care requirements.
- 2.4 The construction of the building is well underway and will be completed by August 2009. The scheme consists of 51 apartments over three floors, with four x one bedroom and 47 x two bedroom properties. There will also be a restaurant, lounge area, shop, hairdressers and office accommodation. The interior design has been agreed along with a group of local older people.
- 2.5 An unfurnished show flat will be available for accompanied viewings in May 2009.
- 2.6 Work is ongoing within Adult Services and Strategic Housing to promote the scheme. All applications for the scheme are being processed through the Housing Waiting List – managed by North Lincolnshire Homes. All residents currently on the waiting list for older persons' accommodation were initially contacted regarding the scheme, and applications sent to interested parties. This has resulted in 184 applications being returned and work is commencing to shortlist applicants.
- 2.7 One of the main components of an Extra Care Scheme is an on-site care service 24 hours a day, seven days a week.
- 2.8 In order to provide this service to the residents of Ashby Meadows it will be necessary for Adult Services to procure an external provider. The service will be provided from offices on site at Ashby Meadows and will respond to the assessed care needs of the residents.

### **3. OPTIONS FOR CONSIDERATION**

- 3.1 Option 1 - Cabinet Member to approve the proposal to market test for a care service for Ashby Meadows and procure an external provider in order to achieve the desired outcomes identified for an Extra Care Scheme.
- 3.2 Option 2 – To not provide an onsite care service at Ashby Meadows.

### **4. ANALYSIS OF OPTIONS**

- 4.1 Option one – To market test and procure a care service for Ashby Meadows. The care service is an integral part of an Extra Care Scheme and enables vulnerable older people to live independently within a safe environment.
- 4.2 The care service needs to be based on site at the scheme and provide care 7 days a week throughout the day and night.

- 4.3 It is anticipated that a number of people will be offered properties at Ashby Meadows who are currently within a residential care environment, but who would prefer to live more independently.
- 4.4 In line with Self Directed Support principles tenants at the scheme will be encouraged to quality assess the new service after one year and, once a tenants group has been established, to agree the future care provision within Ashby Meadows.
- 4.5 Option 2 – To fail to provide a care service at Ashby Meadows would not comply with the original bid for grant funding of the scheme and tenants would not be provided with a 24/7 care service to enable them to live independently.

**5. RESOURCE IMPLICATIONS (FINANCIAL, STAFFING, PROPERTY, IT)**

- 5.1 Financial implications – The budget process identified 250k for demographic growth, this scheme is intended to meet the pressures upon Adult Services and as such this is the maximum budget for the care element. Savings will be achieved where people entering the service relinquish a care package, these savings will then be used within the service to manage further demographic pressure.
- 5.2 Staffing implications – There are no staffing issues, as this will be a service provided by an external organisation.
- 5.3 Property implications – the property will belong to Hanover Housing Association who will be the landlord.
- 5.4 IT implications - there are no IT related implications.

**6. OTHER IMPLICATIONS (STATUTORY, ENVIRONMENTAL, DIVERSITY, SECTION 17 - CRIME AND DISORDER, RISK AND OTHER)**

- 6.1 Statutory implications – The service retains all statutory duties regardless of using an outside organisation.
- 6.2 Environmental implications - there are no environmental implications.
- 6.3 Diversity Implications - a Diversity Impact Assessment has been completed in relation to with this report.
- 6.4 Section 17 - Crime and Disorder implications – there are no crime and disorder implications.
- 6.5 Risk and Other implications – there are no risk and other implications.

## 7. OUTCOMES OF CONSULTATION

- 7.1 Consultation has been undertaken with service users, carers, providers and professionals working in the community and they enthusiastically support the scheme. Service users and carers will be part of the panel which will evaluate tenders from prospective providers of the service.
- 7.2 Trades unions have been consulted and have raised no concerns in relation to this report.

## 8. RECOMMENDATIONS

- 8.1 That Cabinet Member notes the update on the Ashby Meadows Extra Care Scheme.
- 8.2 That Cabinet Member approves the proposed market testing and procurement of a domiciliary care service for Ashby Meadows.

SERVICE DIRECTOR ADULT SOCIAL CARE

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### **Background Papers used in the preparation of this report**

- 1. Housing Services, Adult Services and Property and Leisure Services Cabinet Member Extra Care Housing Scheme Report – 23<sup>rd</sup> March 2006.
- 2. Cabinet Member – Housing and Strategic Planning Extra Care Housing Scheme Report – 18<sup>th</sup> January 2008.