

SOCIAL & HEALTH CARE OVERVIEW & SCRUTINY COMMITTEE

Date of Meeting	Thursday 21 st January 2016
Report Subject	Extra Care Housing
Cabinet Member	Cabinet Member, Social Services
Report Author	Chief Officer, Social Services
Type of Report	Operational

EXECUTIVE SUMMARY

To provide an update on the development of two new Extra Care facilities in Flintshire.

The development of 2 further Extra Care schemes in the Holywell and Flint localities is an explicit priority in Flintshire's Improvement Plan and Housing Strategy.

The planning and development of the Flint scheme is underway and will provide 73 units with a mix of 1 and 2 bedroom apartments, the estimated date opening the Flint scheme is autumn 2017.

The development of the Holywell scheme will commence when a site has been identified and approved.

Extra Care developments in Flintshire provide an opportunity to increase housing choice for older people. Promoting choice and control also means empowering tenants to access primary health care and support services in their own homes, as their care and support needs increase.

The provision of onsite care and support staff will provide, for some people, a suitable alternative to residential care. Supporting an individual in Extra Care is more cost efficient than residential care for the Social Services Department which is responsible for ensuring care needs are met.

The Council has a proud record of providing extra care services with the successful delivery of 2 innovative schemes at Llys Eleanor (Shotton) and Llys Jasmine (Mold). These developments continue to be immensely popular, with consistent over-subscription and demand. The demographic make-up of the County, with an ageing population, indicates a clear need and anticipated demand for such resources in Flint and Holywell.

RECOMMENDATIONS

1	That Members consider and comment on the plans to develop Extra Care Housing.
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REPORT DETAILS

1.00	UPDATE ON EXTRA CARE PROJECT
1.01	Partnership Working
1.02	The Council invited the 3 Registered Social Landlords (RSLs) zoned to Flintshire to present design plans and financial proposals for the development of Extra Care facilities in Flint and Holywell. Pennaf and Wales & West proposed credible plans for the 2 schemes, to deliver quality and affordable provision. The RSLs both confirmed that each scheme would require an optimum volume of mixed size units to ensure financial viability.
1.03	It was confirmed that there was no Extra Care funding available from Welsh Government, Flintshire already having benefited from significant contributions to the 2 existing schemes.
1.04	An additional source of funding has identified through the Intermediate Care Fund (ICF) capital component. A successful allocation was received to the effect of £550k to be used equally across the 2 schemes.
1.05	Flint Extra Care Scheme
1.06	Pennaf were the preferred choice for the Flint development as they are involved in the broader Flint Regeneration Programme. Intermediate Care Funds will be made available to assist Pennaf with the funding of this development.
1.07	The site for the Flint development is the former site of maisonette dwellings, located on the corner of Coleshill Road and Earl Street. The site has close proximity to Flint Library and the Jade Jones Pavilion. The scheme is targeted to open by autumn 2017.
1.08	The design for the scheme was signed off in June 2015. The development will provide, in summary: <ul style="list-style-type: none">• 4 floors with lift access• Accommodation: 43 x 1 Bedroom Units + 30 x 2 Bedroom Units• Office and reception areas, storage and maintenance• Restaurant, with terrace• Assisted personal facilities• Other facilities including: Laundry, Hair Dresser, Activity Rooms• Central courtyard• Parking for 23 cars, plus Ambulance drop-off and buggy store

1.09	The negotiated land value has been agreed, and the sale is being progressed by FCC and Blake Morgan Solicitors.
1.10	Planning permission has been granted and pre-commencement planning conditions reviewed. Building Regulations have conditional approval, with the discharge of conditions ongoing. Archaeological work on the site has been back-filled, now awaiting final completion to enable the development to commence.
1.11	Pennaf have confirmed Anwyl as the appointed contract developer, with contract documents in preparation for hand-over by the end of January 2016.
1.12	Pennaf are working closely with the FCC Highways department and the Health Board (BCUHB), to ensure that co-ordinated traffic management plans are in place during the respective housing and health centre developments.
1.13	Holywell Extra Care Scheme
1.14	Wales & West selected as the partner to deliver an Extra Care Scheme in Holywell. Intermediate Care Funds will be made available to assist Wales & West with the funding of this development.
1.15	In early 2015, a number of potential sites in Holywell were assessed for feasibility to develop an Extra Care Scheme. An Outline Planning Application was submitted by Wales & West for the residential development of a site to the rear of the Bodowen Surgery. This application was ultimately rejected due to local concerns regarding the loss of the Halkyn Road car park deemed necessary to make the site feasible.
1.16	A number of alternative sites have been reconsidered since the initial planning application was rejected. Wales & West have produced a number of draft plans to present options to develop on possible alternative sites.
1.17	In order to progress to a position where Outline Planning Applications can be prepared and submitted for approval, a number of dependencies need to be carefully managed as follows: <ul style="list-style-type: none"> • Additional detailed design and reviews to ensure that the building meets environmental and care provision requirements; • Additional detailed design and reviews to ensure that the scheme provides a sufficient number of mixed size units and appropriate facilities, while achieving financial viability;

2.00	RESOURCE IMPLICATIONS
2.01	Report acknowledges the receipt of Intermediate Care Funds. The RSLs are utilising this funding to subsidise self-financing models. The Social Services project team have requested that each RSL partner provide formal details of how and when this funding will be expended.

3.00	CONSULTATIONS REQUIRED / CARRIED OUT
3.01	CONSULTATION REQUIRED
3.02	On commencement of the Flint construction development, it is proposed that joint consultation events will be arranged for FCC, and Pennaf to engage with local residents, and potential tenants. A visual display of plans in Flint Library may provide an ongoing information source. To manage and co-ordinate these activities, Pennaf will develop a Marketing Strategy in collaboration with FCC Social Services and Public Relations teams.
3.03	Project working groups, including a Services Working Group will be established, initially for the Flint project, to engage with all key stakeholders. Best practice will be used to develop similar groups for the Holywell project when appropriate.
3.04	It is proposed that consultation activities for the Holywell project should be as proactive as possible. It is essential that Members, Town Council representatives and town residents are fully engaged in the proposed scheme from the outset.
3.05	CONSULTATION UNDERTAKEN
3.06	Consultation for the Flint development took place in Spring 2015, to give the community of Flint an opportunity to comment on the proposed scheme.

4.00	RISK MANAGEMENT
4.01	Slippage on the time scale for becoming operational <ul style="list-style-type: none"> In mitigation of the risks, the project plan has built into the timetable the possibility of slippage on the timescales. <p>There are no anti-poverty, environment and equalities issues related to these developments.</p>

5.00	APPENDICES
	None

6.00	LIST OF ACCESSIBLE BACKGROUND DOCUMENTS
6.01	Contact Officer: Susie Lunt, Senior Manager Integrated Services Telephone: 01352 701407 E-mail: susie.lunt@flintshire.gov.uk

7.00	GLOSSARY OF TERMS