

Wiltshire Council

Health Select Committee

6th May 2014

Subject: **OLDER PEOPLE'S ACCOMMODATION DEVELOPMENT STRATEGY – ANNUAL UPDATE REPORT**

Cabinet member: **Councillor Toby Sturgis / Cllr Keith Humphries**

Key Decision: **No**

Purpose of report

1. To update Members of the Health Select Committee on the progress of the implementation of the Older People Accommodation Development Strategy.

Background

2. In order to address the shortage of appropriate facilities for older people, an Older People's Accommodation Development Strategy was produced and approved by Members in January 2011. The 10 year development strategy aims to:
 - modernise and improve the way that older people's accommodation is provided;
 - develop and adopt an integrated accommodation system;
 - ensure the best use of increasingly scarce resources; and
 - to respond to local needs in local communities.
3. The Strategy identified that there was a significant under-provision of extra care housing across all tenures within Wiltshire and set out the need for an additional 1,100 units of extra care accommodation across all community areas by 2026.
4. There was also an under supply of nursing care homes and specialist care homes for people with dementia with a large number of residential care homes that are not sustainable in the longer term.
5. The various accommodation is being developed utilising a variety of partnerships, contractual arrangements and funding opportunities including the Council's long-term partnering agreement with the Orders of St John Care Trust (OSJCT); a preferred development partner framework agreement for extra care; the review of existing sheltered housing provision [to ensure best use is made of existing assets] and working with independent sector providers and housing associations.

Main considerations for Members

6. The Strategy will ensure that there will be fit for purpose accommodation available across the county to support a wide range of need, thus enabling people to live within their community area for as long as they can with access to specialist accommodation and care and support when they need it. Development or redevelopment of different types of housing provision will enable communities to become more sustainable giving people more choice and control over their housing options and assist the council in managing future budgetary pressures.
7. The projected timescales of some developments have been brought forward whereas others have taken longer to come to fruition than was originally anticipated. In certain instances, the requirements for a community area have changed due to the need to respond to proposed changes in demographics and / or service provision. Registered Housing Providers have also been less willing to commit resources to extra care given the additional costs over traditional general needs housing, at a time when their budgets and grant funding has been reduced. As a result greater subsidies are being sought from Wiltshire Council to facilitate delivery.
8. The Strategy is constantly being reviewed to ensure that we remain on course to deliver the new accommodation that is needed across Wiltshire and reflect the changing environment. As part of that process, the following activities are being undertaken:
 - A Review of the Extra Care Framework through which we manage our procurement of new schemes, looking at improving its effectiveness and alternative delivery routes.
 - Working with the Orders of St John Care Trust to ensure demand for specialist care is met through re-provision, homes that are not fit for purpose are closed and that surplus land is sold to fund the wider development programme.
 - Bidding for additional funding to subsidise the development of new extra care, including a bid in April 2014 to the Homes and Communities Agency's (HCA) Affordable Homes Programme 2015-18. We have been successful in earlier rounds and this has enabled us to support the delivery of two extra care schemes.
 - Continuing to make best use of existing assets, such as sheltered housing, to ensure that it meets the needs of older people into the future and working with housing partners to identify some schemes that may be suitable for remodelling to extra care.

- Forging greater links with the CCG and local health care providers to ensure that older people's accommodation is developed in partnership and that there is joint commissioning of health, housing and social care outcomes.
- Looking to identify synergies with the development of a Campus in each community area, including how services for older people can be better delivered and the joint use of facilities where there are opportunities to do so.

Development Update

9. The current status of the developments in each of the community areas is set out below.
10. **Amesbury:** The Council has secured a 60 unit extra care scheme on the new King's Gate development through a Section 106 agreement. This will eventually see the site being transferred to Wiltshire Council and the development of a scheme tendered. We anticipate a start on site in 2016 with the scheme operational by 2017.
11. **Bradford on Avon:** A new private 60 bed care home and 18 units assisted living [open market] have been developed on the former hospital site. There is still a need for additional affordable extra care units in the town and a site needs to be identified.
12. **Calne:** We are working with GreenSquare Housing to identify how we can deliver 50 units of extra care in the town. A number of options are being explored and we anticipate that there will be firm proposals before the end of the year.
13. **Chippenham:** Work continues to identify a site for extra care and a care home. The Middlefields site on Hungerdown Lane was under consideration but Members have asked for other options to be considered to deliver up to 60 units of extra care. We are also working with the Orders of St John Care Trust to identify a site in the town for a new 80 bed specialist care home.
14. **Corsham:** The strategy identified the need for an 80 bed care home and a 50 unit extra care housing scheme. Outline planning permission has been obtained to provide extra care as part of a section 106 agreement on the Copenacre site. We are also working with the Orders of St John Care Trust to identify a site in the town for a new 60 bed specialist care home.
15. **Devizes:** Construction has started on the development of an 80 bed nursing and dementia care home in Horton Road. The development is being managed by the Orders of St John Care Trust and is due to be completed in November 2014. Residents at both Anzac House and Southfields care homes will move to the new care home and both existing facilities will be closed.
16. Approval also has been given by Cabinet in November 2013 to use the Southfields site for a 40 to 50 unit extra care scheme. Work will begin shortly

to start designing a new scheme and commence to start a procurement process to appoint a developer. Construction is likely to be completed by summer 2016. Crammer Court in the town already provides 50 units of extra care.

17. **Malmesbury:** Heads of Terms have been agreed with Abbeyfield [Housing Partner] and Leadbitter plc for the development of a mixed tenure 48-53 unit extra care scheme on the site of the former Burnham House care home. A planning application should be submitted by the developer this summer with a start on site towards the end of 2014. We anticipate that the scheme will be operation by summer 2016.
18. **Marlborough:** OSJ have bought the freehold of Coombe End Court care home but no extension is now planned – this home will meet care needs in Marlborough. 50 units of extra care are also needed in the town but no site has yet been identified.
19. **Melksham:** 60 units of extra care are required but no site has yet been identified.
20. **Mere:** 45 units of extra care are required but no site has yet been identified.
21. **Pewsey:** There are already 32 units of extra care at Meadow Court in the town. A further 23 units will be required in the long term and a site has not yet been identified.
22. **Wootton Bassett:** Housing 21 has been given planning permission for the construction of a 48 unit extra care scheme in the town – this will be a mixture of units for affordable rent and shared ownership. Construction should start this summer and this will see us nominating tenants into the scheme from about March 2015.
23. **Purton:** Wiltshire Council has negotiated a 50 unit extra care scheme on the Ridgeway Farm development as part of a section 106 agreement. We anticipate that this scheme will start to proceed within the next two years.
24. **Cricklade:** A Working Group has been established in Cricklade to progress the development of 50 unit of extra care. Options are currently being investigated with GreenSquare Housing and we expect to have some detailed proposals later this summer.
25. **Southern:** The Orders of St John Care Trust [OSJ] has planning permission for a 120 bed dementia and nursing home at Old Sarum and construction is likely to start in the coming weeks. There is also a need for 52 units of extra care in this Community Area and a site needs to be identified.
26. **Salisbury:** Wiltshire Council has negotiated a 50 unit extra care scheme on the Fugglestone Red development through as part of a section 106 agreement. We anticipate that this scheme will start to proceed within the next two years.
27. **Tidworth:** 40 units of extra care are required but no site has yet been identified.

28. **Tisbury:** there is a requirement for extra care units in Tisbury and we anticipate that there will be some firm proposals by the summer.
29. **Trowbridge:** The Orders of St John Care Trust [OSJ] have purchased The Paddocks site and submitted a planning application for a new 64 bed dementia care home at the end of February with a decision expected in mid May. There are currently 40 units of extra care at Florence Court and a further 70 units will be required, although a site[s] has not yet been identified.
30. **Warminster:** The construction of a new 82 bed nursing and dementia OSJCT care home is expected to be completed this August. As a result, Woodmead care home will close and residents will move across to the new home by the end of the year. 50 units of extra care are also being negotiated through a section 106 agreement as part of the West Warminster Urban Extension.
31. **Westbury:** Discussions continue with partners, including Selwood Housing, to identify a site for the development of 50 units of extra care. We anticipate that there will be firm proposals before the summer.
32. **Wilton:** 33 units of extra care are required but no site has yet been identified.

Conclusion

33. Significant progress has been made in the implementation the Older People's Accommodation Development Strategy since its adoption in January 2011. Over the last year, construction has started on two new care homes and we expect start on site on two new extra care schemes in 2014.
34. Whilst development has been slower than expected in some areas, as set out above, progress is being made and we fully anticipate that the required number of extra units and new specialist care homes will be delivered over the next 10 years.
35. The development of these facilities will ensure appropriate provision to meet the needs and expectations of the growing older population across Wiltshire, whilst providing choice and maximising independence in a cost effective manner.
36. Members are asked to note the progress of the Older People's Accommodation Development Strategy.

Maggie Rae
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Date of report: 24th April 2014

Background Papers

The following documents have been relied on in the preparation of this report:

- i. Older People Accommodation Development Strategy – Cabinet Report, 25th January 2011
- ii. Preferred Development Framework / Burnham House, Malmesbury – Cabinet Capital Assets Committee Report, 14th September 2011
- iii. Devizes Extra Care scheme – Cabinet Capital Assets Committee Report, 21st November 2011

Appendices

None.