



Derby City Council

**PROTECTING VULNERABLE ADULTS  
OVERVIEW AND SCRUTINY BOARD  
24 January 2017**

# ITEM 4

Report of the Strategic Director of People's  
Services

## **Parkland View Extra Care Update**

### **SUMMARY**

- 1.1 Parkland View Extra Care Scheme opened on 5 July 2016, providing 82 affordable flats for older people within Darley ward, 62 for rent and 20 for sale on a shared ownership basis.
- 1.2 The Scheme was developed through a partnership between the City Council, Radleigh Homes, and Derby Homes. The Scheme proved popular with potential residents, within 4 months all available rental flats were filled and 65% owner occupiers flats sold subject to contract. This compares favourably with the previous new Scheme, Sunnyfields where it took 7 months for all the 70 rental flats to be occupied.
- 1.3 Parkland View provides two bedroom flats that are specifically designed to enable frail older residents to remain independent in their own flat, and provides an alternative accommodation option to residential care.
- 1.4 Extra care is part of the Council's 2015-18 Older Person's Housing and Support Strategy.

### **RECOMMENDATION**

- 2.1 To note successful completion of Parkland View Extra Care Scheme developed through a partnership between the City Council, Derby Homes and the developer Radleigh Homes and make any appropriate comments and recommendations.
- 2.2 To note the role of Extra Care housing in supporting older people in the City.
- 2.3 To note the presentation provided at the meeting to support this report.

### **REASONS FOR RECOMMENDATION**

- 3.1 Parkland View Extra Care scheme was officially opened on 8<sup>th</sup> December, marking the completion of a significant local housing with care project, supporting the Council's Older Persons' Housing and Support Strategy 2015-18. This report allows members to receive an update on the delivery of this, to ask questions and make comments and recommendations.

- 3.2 The Protecting Vulnerable Adults Board requested an update on the progress of Parkland View Extra Care.

## **SUPPORTING INFORMATION**

### **4.1 Background to Extra Care in Derby**

By 2030 Derby's older population aged 65 and over is projected to increase by more than 15,000 people and the 85 plus population is projected to increase by more than 80% to 10,300 people. The resulting increase in the demand for services to older people will require the Council to continue to adapt its approach to how social care and support is delivered.

Extra Care provides a purpose built, affordable 'accommodation with care' option for older and vulnerable people. It delivers independent living where residents have their own front door and, if appropriate, their own individual care domiciliary package. Extra Care Schemes are accessible to people with mobility impairments.

The Council contracts an on-site care team who provide the Planned Care (agreed after a social care assessment), a 24/7 Emergency Response to alarm calls and Core Care that supports residents to be independent and to access community facilities. Residents have the option to make their own arrangements for their Planned Care. In addition, schemes provide onsite community facilities including:- a small shop for essentials, a restaurant, laundry, supported bathing suite, hairdressers, community area and on site activities.

The Extra Care Schemes listed below are delivered through the partnership between the Council, a housing provider who owns the property and the on-site care provider. Tenants are nominated by the Council as eligible to receive support from the Council under the 2014 Care Act. They then undergo a suitability assessment by the Housing Provider before being offered a tenancy. In addition to rent and/or purchase/mortgage costs and service charges, residents also pay the onsite care provider for the 24/7 Emergency response service. Residents who receive support from the Council may contribute to the cost of their care through Fairer Charging arrangements.

Across the City, Extra Care provides a mix of affordable rented flats and shared ownership flats – where residents own up to a maximum of 75% of their flat.

#### **Extra Care Developments in the City:**

2007 Cedar House, Broadway, first Extra Care development opened, developed with Retail Trust and providing 38, mainly single bedroomed flats.

2009 Derby's first purpose built development opened at Handyside Court Alvaston owned by Housing and Care 21 with rental 38 flats, of which 7 are doubles bedroomed and 31 are singles.

2012/13 Greenwich Gardens, Mackworth opened, owned by Sanctuary Housing and providing a total of 98 flats: 41 double bedrooms, 37 single bedroom flats for rent and 19 double bedroom and 1 single bedroom flats for shared ownership.

2015 Sunnyfields, Normanton owned by Housing and Care 21 opened with 70 rental flats, all 2 bedroom.

#### **4.2 Parklands View Development**

2012, the initial plans were agreed by Radleigh Homes to develop Parkland View working with a Registered Provider (RP) who would be the landlord once the development was completed. The Council allocated a capital contribution of around £2.4m towards the development of the development.

In 2013 shortly after planning permission was granted the RP withdrew from the project. To safeguard this important development in terms of providing Extra Care and strategic flood defences for the City the Council determined to purchase the scheme from Radleigh. The Council secured some £1.4M grant funding from the HCA towards the cost of the development and it was agreed that Derby Homes would provide the housing management role. Parklands View is the first Extra Care Scheme to be owned by the Council or managed by Derby Homes. It was completed on time and within budget and Residents started moving in, late July 2016.

- 4.3 The success of the Parklands owes much to the close partnership working between the Council, Radleigh Homes and Derby Homes to overcome problems caused by the late withdrawal of the earlier RP.

The completion of Parkland View brings the total number of Council supported extra care units in the City to 326, against the target of 925 contained in the Council's Older Persons Housing and Support Strategy 2015-18. This target was informed by the Department of Health's Extra Care Toolkit model that between 4-5% of over 65 population, locally 2178 units, could be offered with extra care as an option by 2025.

- 4.4 Extra care has the potential to deliver savings for the Council from the provision of care services. A recent sample of Parkland View residents, compared changes in care costs for people with an existing community care package or living in residential care who prior to moving into extra care and the cost of all care after 3 months. There was an average decrease of 18% over the first 3 months, a saving of £61pw per person with an estimated £3,200 annual saving per person.

In many instances extra care can provide an alternative to residential care. The average domiciliary care package in Parklands, £273 pw compares favourably with the minimum 'very dependent elderly' rate the Council pays for residential care of £460 a week.

- 4.5 Wider research indicates that extra care housing can improve health and well-being – reducing hospital admissions and other demands on the NHS and adult social care budgets. Isolation is reduced and independence is promoted through supported access to community, availability of on-site support from care and housing staff and the disabled people's access features that are part of the development.

The speed with which the flats in Parkland View were filled, indicates that the demand for Extra Care is strong. All available rental flats were filled within 4 months, compared to 7 months for a comparably sized scheme at Sunnyfield. In general vacancies within extra care are filled within 3 weeks of notification being received that a vacancy exists.

This reflects the demand for extra care and for Parkland View the importance of a good location and close working relationship between social care, the housing and care providers.

#### 4.6 **Future**

Further work is planned to maximise the benefits of existing extra care settings through:

- work with local GP's and health providers to improve coordination and joint working
- developing the use of assistive technology to promote independence
- working with residents, care and housing providers to improve support for people with dementia and other conditions
- further research to maximise financial benefits of Extra Care and support residents to maintain health and wellbeing and avoid hospital and residential home admissions

The Council is exploring future partnerships to bring new extra care developments into the City, eg the provision of extra care on the Brook Farm development by Radleigh as the affordable housing requirement of the S106 agreement. Other opportunities are also being explored.

However, Members should be aware, that current uncertainties relating to the funding of supported accommodation and in particular residents' ability to meet supported housing costs beyond 2019 is hampering the development of business cases for new supported housing schemes.

### **OTHER OPTIONS CONSIDERED**

- 5.1 Increase the level of support, of adaptations to property and use of assistive equipment to enable people to remain in their own home.

Many existing properties are constrained by their physical structure and layout to the level of adaptations possible. Whereas Extra Care developments provide a purpose built environment that can rapidly adapt to changes in the needs of individuals and accommodate a diverse range of older person's needs. In addition, extra care has the potential to maintain people in their own flat within the development for a longer period.

- 5.2 Increase the use of residential and nursing care to support older people.

Extra Care provides a more cost effective, high quality accommodation option for older people that adapts to their individual needs. The popularity of extra care is indicates that this option is preferred by potential residents.

**This report has been approved by the following officers:**

<b>Legal officer</b>	
<b>Financial officer</b>	Alison Parkin
<b>Human Resources officer</b>	
<b>IT</b>	Jill Craig
<b>Equalities</b>	Ann Webster
<b>Health and Safety</b>	Adrian Jeffs.
<b>Environmental Sustainability</b>	Andy Hills
<b>Property and Asset Management</b>	Jayne Sowerby-Warrington
<b>Risk Management</b>	Richard Boneham no additional comments
<b>Service Director(s)</b>	Kirsty Everson
<b>Other(s)</b>	

<b>For more information contact:</b>	Ian Chennery 01332 642753 <a href="mailto:ian.chennery@derby.gov.uk">ian.chennery@derby.gov.uk</a>
<b>Background papers:</b>	None
<b>List of appendices:</b>	Appendix 1 – Implications

<b>IMPLICATIONS</b>
---------------------

**Financial and Value for Money**

- 1.1 The flexible multi-agency approach to delivering care and support in Extra Care has the potential to provide savings by:
- maintaining people in their own home and reducing, delaying or preventing residential care admission.
  - promoting independence, health and wellbeing to delay or reduce increases in domiciliary care.

**Legal**

- 2.1 There are no issues arising from the recommendations in this report

**Personnel**

- 3.1 There are no issues arising from the recommendations in this report

**IT**

- 4.1 There are no issues arising from the recommendations in this report

**Equalities Impact**

- 5.1 Extra Care provides valuable rented and shared ownership supported accessible accommodation for older and vulnerable people from a variety of backgrounds.

**Health and Safety**

- 6.1 There are no issues arising from the recommendations in this report

**Environmental Sustainability**

- 7.1 The construction of the Parkland View development included an element of the City's flood defences and has therefore made a key contribution to the Council's wider Our City Our River (OCOR) scheme.

**Property and Asset Management**

- 8.1 Parkland View represents a valuable addition to the Council's supported housing stock.

**Risk Management and Safeguarding**

- 9.1 Health and safety within the scheme, including fire evacuation measures are reviewed regularly by Derby Homes and the Council.

**Corporate objectives and priorities for change**

- 10.1 Extra care settings provide an opportunity for the Council to develop closer working with local health services to improve services for local people.