

Subject:	Extra Care Housing Update		
Date of Meeting:	21 March 2013 – Policy & Resources 6 March 2013 – Housing Committee 17 June 2013 – Adult Care & Health Committee		
Report of:	Strategic Director Place / Director Adult Social Services		
Contact Officer:	Name:	Martin Reid	Tel: 29-3321
	Email:	martin.reid@brighton-hove.gov.uk	
Ward(s) affected:	Queens Park		

FOR GENERAL RELEASE**1. SUMMARY AND POLICY CONTEXT:**

1.1 This report updates Committee on progress to secure increased supply of extra care housing in the City in relation to our recent bid to the Homes & Communities Agency (HCA) for funding under the Care and Support Specialist Housing Fund. This funding is made available by the Department of Health to support the development of specialist housing for older people and adults with disabilities. Over 5 years from 2013/14, £160m funding will be made available by the Department of Health to be delivered through the HCA. The prospectus is clear that:

‘Priority will be given to schemes which have already achieved, or are well advanced in the process of achieving planning consent and in particular those which can start on site in the first year of the Fund (2013/14)’.

1.2 Although the City has a relatively young population, growth over the next 20 years is likely to be strongest in those people aged over 60. In particular, there is an anticipated 30% increase of people aged 85 and over living in the City.

1.3 In light of this demographic change, delivery of more extra care housing in the City remains a Corporate Plan, Housing Strategy, Older Peoples Strategy and City Plan priority. Extra care housing, not only for older people but for vulnerable adults who need to live in a supported environment, enables people to maintain their independence whilst delivering economies of scale that drive down unit costs. As a high user of expensive residential care, it is also a Budget priority to identify and promote cost effective alternatives including the development of more extra care housing.

2. RECOMMENDATIONS:

2.1a That it be noted that the recommendations set out in paragraphs 2.1 to 2.3 below were approved by the Housing Committee held on 6 March 2013 and the Policy & Resources Committee held on 21 March 2013.

2.1 That Committee note the proposed Brooke Mead Extra Care scheme which will be funded through affordable rents, a contribution from Adult Social Care

revenue budgets, shared ownership and subsidy funding incorporated within the recent bid to the Homes & Communities Agency (HCA).

- 2.2 That Committee note proposals to proceed with a Planning application for the approval of extra care housing on the Brooke Mead Extra Care scheme, the current timetable for the proposed development and the pursuit of other funding options as detailed in the report.
- 2.3 That the Committee recommend that the Policy and Resources Committee agree that the vacant Housing Revenue Account ('HRA') block of Brooke Mead, Albion Street, Brighton as shown on the annexed plan be demolished in order to be redeveloped, subject to Planning consent.

3. HOUSING NEED/STRATEGY:

- 3.1 Brighton and Hove has a growing population facing a significant increase in the number of older people, in particular those over eighty with a support need. The City is currently a high user of residential care and is committed to providing alternative accommodation options, in particular developing extra care housing for adults and older people as a Corporate and Budget priority.
- 3.2 The Council has a strong track record in securing investment for new extra care housing in the City, working in partnership with Department of Health, Housing Corporation and Registered Providers in delivery of New Larchwood, Patching Lodge and Vernon Gardens extra care schemes.
- 3.3 Following the development of the City's first extra care scheme at New Larchwood in Coldean, both Housing Committee and Adult Social Care Committee agreed to adopt the extra care strategy on 3 November 2005 and 12 December 2005 respectively as a basis for the further development of extra care to meet the long term care needs of older people in the City.
- 3.4 In 2009 a joint report was taken by Adult Social Care and Housing which recommended that Extra Care Housing was allocated through Choice Based Lettings. This was agreed and by both Housing and ASC Committees and has been the adopted policy ever since.
- 3.5 This is reflected and will be developed under the following Council Corporate Plan priorities aligned to Tackling Inequality:

Vulnerable adults supported to live healthy, independent lives

- 3.6 Provide more extra care housing and supported accommodation to meet the growing demand of those people with complex needs to remain in the community.

Decent, affordable, healthy housing

- 3.7 Work with the Homes & Communities Agency, neighbouring authorities, housing associations and other organisations to provide new and improved affordable and energy efficient homes including the regeneration of Council owned housing estates and the development of other housing land.

- 3.8 The Brighton & Hove Local Housing Investment Plan supports the City's Housing Strategy: 'healthy homes, healthy lives, healthy city' which recognises housing as a key Determinant of Health and forms an integral part of the City's Sustainable Community Strategy.
- 3.9 Through our Housing Strategy we are committed to:
- Improving housing supply, including the provision of extra care housing
 - Making best use of the housing stock
 - Increasing the supply of affordable rented housing
 - Identifying opportunities to improve and develop deprived neighbourhoods
- 3.10 This extra care investment priority has been identified with our partners via the Housing Summit, Strategic Housing Partnership and through our regular meetings with Homes and Communities Agency as well as Registered Providers via our Affordable Housing Delivery Partnership.

Affordable Housing Development Programme 2011-15

- 3.11 We are reviewing the current Affordable Housing Development Programme and discussing with providers the options for the modelling around the 60% portion which was planned for the open market as this may provide a solution if the units meet the specification for extra care. We are discussing with providers what the cost of this would be, e.g. to enable those units to be rented at Local Housing Allowance rates and identifying any capital shortfall that may impact on viability.

City Plan

- 3.12 Our proposed City Plan has identified a significant shortfall in affordable homes by 2030, including extra care housing. New affordable homes, including extra care, are expected to deliver the following benefits to:
- Households: support needs are met; stability for households; improved health outcomes
 - Communities: attract & maintain employment opportunities; quality neighbourhoods
 - The City: benefits the economy; supports One Planet Living; supports a strong labour force; helps meet our statutory duties

Housing Needs and Older People

- 3.13 The extra care strategy agreed by the City Council in 2005 was based on the premise that extra care housing should be developed to meet the long term care needs of older people. By providing the necessary levels of personal care in decent and affordable housing, extra care provides a dignified and cost-effective alternative to both residential care and high cost home care packages.
- 3.14 Population projections¹ for Brighton & Hove show that an additional 2,000 people aged 85 or over will be living in the City by 2030 (30% increase). While there may be improvements in people's health and well-being during this time, overall it

¹ ONS population projections DH POPPI website

is reasonable to expect that such an increase will lead to additional demand for long term care services.

- 3.15 Specifically, it is estimated that by 2030:
- more than 2,000 people aged 85 or over will have some form of dementia (an increase of 27% over current numbers);
 - 26% of people aged 85 or over will be on low incomes (in receipt of pension credit);
 - there will be over 11,000 people aged 75 or over living alone.
- 3.16 For people in these 'risk' categories, there is likely to be a significant impact on their ability to remain living independently in their own homes.
- 3.17 Without the development of additional extra care facilities, this impact will require a significant increase in the provision of residential care and home care, with a corresponding increase in the community care budget. By 2030, it is estimated that there will be an additional 390 people in residential care supported by the City Council, a potential 25% increase on current spend levels.
- 3.18 The 30% increase in the number of people aged 85 or over also suggests an upward pressure on the provision of intensive home care services and there could be an additional 343 older people requiring this service by the year 2030. Overall, therefore, there appears to be a need to provide additional long term care resources for over 700 people by 2030.
- 3.19 Meeting this need through the provision of extra care housing provides an alternative to the current dilemma where there is sometimes an invidious choice between 'best value' and 'independence and dignity'. Enabling someone to remain living independently at home may become unaffordable; placing someone in a care home may result in institutionalisation and the consequent loss of independence and dignity.
- 3.20 Extra care provides a 'halfway house' where independence and dignity can be protected by enabling people to live in what is in effect their own home in a supported environment. At the same time, it achieves financial efficiency: at Patching Lodge the current weekly unit cost of £201 per resident compares favourably with high cost home care packages, and residential care rates of between £341 and £460 per week.
- 3.21 As well as providing a modern and dignified form of long term care that better responds to the changing life experiences and expectations of the next generation of older people, the development of extra care resources across the City offers significant benefits for housing:
- the ability to free up family housing;
 - the provision of higher density housing, using relatively small urban sites;
 - the ability for some people to retain their housing equity;
 - the creation of schemes heavily advocated by their users.
- 3.22 Brighton & Hove places comparatively large numbers of people in care homes. However the City is committed to moving away from care settings which do not meet the expectations and requirements of older people and which places a

significant financial burden on the authority, NHS and the third sector. The increased numbers of people with dementia places additional pressure on City. We are therefore developing extra care housing for adults/older people and are committed to provide additional options in the City other than residential care. As a consequence the Council budget strategy includes the need to focus on developing more extra care housing to meet demand.

4. BROOKE MEAD DEVELOPMENT

- 4.1 Brooke Mead as an extra care option initially arose from a review of Housing Revenue Account (HRA) assets. Brooke Mead is a HRA asset and was originally a sheltered housing scheme of 9 non self contained units mostly bedsits with warden accommodation and shared facilities. The scheme became unattractive and hard to let due to aging and poorly served accommodation i.e. no lift etc. For the past 20 years the building was used as temporary accommodation for people we have a duty to accommodate under the homelessness legislation but was decanted and identified for redevelopment on the discovery of asbestos in the roof. The building is currently empty.
- 4.2 Brooke Mead would provide an extra care housing scheme for older people and those living with dementia. It will serve as a quality extra care scheme in the heart of the City centre in an area with substantial numbers of older people, many from low income households in poor neighbourhoods. Many of the older people appear to be living on the periphery of this central location and are often excluded and marginalised from the wider community. Proposed investment of an extra care housing scheme in this location will make a major contribution to the quality of life for those who hitherto have been unable to access affordable supported high quality accommodation and provide an alternative form of housing for those who can no longer live at home and who previously would have to move to a care home. An extra care scheme offers older people a dignified environment which enhances their quality of life.
- 4.3 The proposal is to develop an extra care housing scheme of 45 self contained flats in a 5 storey development. The scheme is based on 39, 1 bed units for rent and 6, 2 bed units for low cost home ownership, with all flats developed to life time home standards. Generous space standard have been allowed for, enabling sufficient room for entertaining, relaxing and enjoying personal pursuits, with minimum net internal space standards of 52 m² for 1 bed and 75 m² for 2 beds depending on orientation. 10% of all developments have been identified for fully adapted wheel chair use. Capital costs for the entire building are appraised at BREEAM standard 'Good'. Each apartment is designed for independent living with a separate kitchen / living area to the bedroom and a shower room designed to be fully accessible. The rooms will be well lit, with a terrace / balcony for each resident. Terraces could be used for flower pots or easily accessible window boxes. The development has been imaginatively designed with communal space at its heart. It is envisaged that the development of community based resources at Brooke Mead will be modelled on the City's successful work at Patching Lodge where through the work of the LifeLines project, a thriving community hub has been established.
- 4.4 Individual flats are developed around the central court yard with double aspect views to and from the flats, one view looking out to the street scene, the other

looking down into the communal space below. The design which is safe for people who may become lost creates a sense of community, removing a feeling of isolation prevalent of residential settings. The development has been designed as a hub for the community particularly for those with dementia complementing existing community provision. The wrap around designs has particular relevance to those experiencing dementia as well as creating a sense of space and openness.

- 4.5 The community and communal space can be utilised at all times particularly early evenings where much of the surrounding existing community activity closes down. The central garden space made with glass curtain walling enables night and day light to penetrate at all times lending itself to a comfortable, modern exciting space in which community activity can coalesce. Office, staff and facility space is included in the design as well as outside space with the use of balconies and a walled roof garden.
- 4.6 The Scheme design developed by Fielden Clegg & Bradley Studios is appended to this report.
- 4.7 Deliverability, as well as value for money, innovation and quality are key criteria. In light of this we propose to proceed with a Planning application for the approval of extra care housing on the Brooke Mead Extra Care scheme.
- 4.8 The table below sets out the indicative timescales for the various stages of the planning application. This timetable assumes a three month process with a start date from 11 February 2013 and the submitting of the planning application by the end of April. The process assumes regular client contact and progress meetings (one every two weeks).

Project start	w/c 11 th February 2013
Commission surveys	w/c 11 th February 2013
Pre-application and design process	w/c 11 th February 2013 to 15 th April 2013
Consultation	Early March 2013
Review of scheme following consultation	Early April 2013
Collation of planning application documents	From 15 th April 2013
Submission	w/c 23 rd April 2013
Determination	13 weeks from validation

5. PROPOSED FUNDING OPTION – SUBSIDY FROM HCA

- 5.1 Lambert Smith Hampton consultants were appointed to develop the extra care housing bid for submission to the HCA. The proposed scheme currently includes a mix of 39 Affordable Rented and 6 shared ownership homes. In line with HCA bid requirements, homes for Affordable Rent are to be made available at a rent level of up to 80% of gross market including service charges. However our current modelling limits the rent to the Local Housing Allowance on the basis that this equates to c 65% of market rent.
- 5.2 Therefore, this model assumes the HRA land as subsidy (which is consistent with recent practice for redevelopments in the City), that rents would be set at affordable rent levels up to the Local Housing Allowance levels and the six 2 bed homes would be low cost shared ownership. In addition to rental income, the development includes ongoing revenue contribution for the scheme from the general fund (Adult Social Care) of £0.102 million per annum. On this basis the development requires a net capital subsidy/grant of £2.686 million from the HCA towards the total scheme capital cost of £8.925 million.
- 5.3 Shared ownership is an Affordable Home Ownership product that is designed to help people who are in housing need. There are two products one for those who cannot otherwise afford to purchase without assistance. Through shared ownership the purchaser buys a share of the property on a leasehold basis and pays low rent on the unsold share with the option to increase ownership over time. The other is to enable older people to buy a home with support on a shared ownership basis usually using the equity released from the sale of their existing home.
- 5.4 This model assumes that the development will remain within the HRA which would need to make capital payments of up to £8.925 million during the build programme with reimbursement of the HCA grant payments, currently proposed to be made in agreed instalments, through the development programme and capital receipts from the shared ownership at the end of the project. This is likely to result in short term cashflow deficits which will be managed within the HRA capital programme and by possibly utilising the debt set aside. However, this will also result in a longer term borrowing in the region of £5.159 million fully financed by the net rental income streams from the new units.
- 5.5 The HRA currently has headroom for additional borrowing of around £31m, subject to affordability. This scheme would therefore reduce the future borrowing capacity to £26m for other regeneration projects and new developments. There is provision of £1m in the 2013/14 HRA budget and £2m in each of the years 2014/15 and 2015/16 to pay off existing debt which could, if necessary, be used to subsidise new schemes or in this case be used to support short term funding requirements due to development cashflows.

- 5.6 Indicative revenue savings to the General Fund, Adult Social Care budget arising from the delivery of this project are in the region of £0.300 million per annum. This is based on the average current cost of care provided at existing extra care schemes compared to current Residential Care costs and is after taking into account the £0.102 million per annum, contribution required to make the project viable. It is difficult to accurately quantify the level of savings as these will be dependant on the individual clients that are accommodated in the scheme.
- 5.7 The outcome of the HCA bid will be known in May which will determine which, if any of the other options need to be considered further. At this stage a report will be submitted to Policy & Resources Committee seeking approval for the recommended capital scheme.

6. ALTERNATIVE FUNDING OPTIONS

- 6.1 There are alternative options of delivery available, which can be considered alongside the preferred HCA option outlined in section 5 above. These include:
- I. Retain within the HRA without HCA funding
 - II. Transfer to the General Fund
 - III. Transfer to an Registered Provider
 - IV. Private sector funded options
- 6.2 As highlighted in the Housing Summit the housing funding landscape has changed. Development surpluses generated from homes built for sale and used to cross subsidise, via planning obligations, the provision of affordable housing are squeezed. This reflects a major shrinkage in the mortgage market as bank lending has reduced and buyers are generally required to invest more significant amounts of their own equity.
- 6.3 To instigate the supply of more affordable housing, including extra care housing, means the council exploring alternative / innovative funding options. Over the last year the council has been working with a number of agencies, including dedicated support from the HCA, to develop the opportunities.
- 6.4 At this stage it is recommended that all funding options are kept under consideration with future consideration and reports back to Committee reflecting potential arrangements for improving availability of funding including financial implications and risk assessments.
- i) HRA Self Financing Option without HCA funding
- 6.5 Initial modelling has been undertaken using the same outline cost and income assumptions as for the HCA bid but modelled within the HRA financial scheme model. The base position is that the HRA manages and retains all homes except for those leased for shared ownership. This modelling using affordable rents and an ongoing contribution of £0.102 million per annum for 30 years from the General Fund results in a HRA subsidy of £2.686 million which would need to be funded from either general HRA reserves or revenue surpluses within the HRA funding additional borrowing. This scheme would then deliver the same general fund savings as the preferred option.

6.6 In order for the HRA to develop this scheme it is likely that the HRA would need to borrow up to c£7.8 million, subject to utilising any available reserves (such as debt set aside of which £3 million would be available by 2014/15). This would reduce the HRA headroom for additional borrowing to around £23 - £26 million.

ii) Transfer to the General Fund

6.7 There is also the option to transfer the land to the general fund and redevelop using prudential borrowing with or without HCA grant/subsidy funding. This option would reduce the level of savings available to the general fund as in addition to the £0.102 million annual contribution required in option 1), the general fund would lose the economies of scale of administering this scheme compared to the housing service and would also need to fund the additional borrowing costs on £2.686 million if the HCA funding was not awarded. This development is new housing for a specific client group and will support housing priorities and also Adult social care priorities through extra care needs and therefore the sharing of the subsidy as outlined in option i) would be more appropriate.

iii) Transfer to a Registered Provider (RP) Funding Option

6.8 Government Social Housing Grant is no longer available and Registered Providers are expected to combine available funding with any balance sheet surpluses to provide affordable housing for rent at no less than 80% of the market level capped at LHA rates. In addition to Social Housing Grant and Registered Provider funding, previous extra care schemes in the City also received significant support from Department of Health funding which is also no longer available.

6.9 As outlined above we are already reviewing the current Affordable Housing Development Programme and discussing with providers the options for the modelling around the 60% portion which was planned for the open market as this may provide a solution if the units meet the specification for extra care.

6.10 The option of a Registered Provider partner supporting bidding on the Council's behalf for HCA Care & Support funding was explored but no RP willing to bid / fund was forthcoming within the tight bid timescale. We propose to continue to keep RP options open and subject to review.

6.11 In general terms, RPs in the City have indicated that they would be willing to work in close partnership with the Council where appropriate and supported. Whilst some may be willing and capable of acting solely in a development capacity, the funding option likely to be attractive is where they take ownership of the new homes financed and/or built by them.

6.12 Depending on specific site development viability, this may produce a capital receipt for the Council on a sale or leasehold arrangement. RPs in particular are likely to be better structured, experienced and staffed to manage development risk than the local authority. It may also be possible to expand the funding capacity of the development programme and thus the volume of new homes supplied. Such an arrangement, however, may involve ownership, rents, service charges, management and maintenance being held and primarily determined by the Provider. That said some Providers may be open to negotiating the principle and detail of this including Council led nomination to new tenancies. Financial implications would need to be developed alongside any firm proposals brought forward in the future.

iv) Private Sector Funded Options

6.13 A range of private sector funding options are emerging and the council is already utilising private bank funding from Santander in the establishment of Brighton & Hove Seaside & Community Homes (BHSCH).

6.14 Perhaps the most significant change has been the interest of Institutional investors, including pension companies and finance houses in providing development finance in return for guaranteed (i.e. the council underwrites) and inflation indexed (i.e. Retail Price Index) loans at market interest rates. The market interest rate will reflect that banks and institutional investors are seeking to invest relatively large sums in safe places against the backdrop of stock market and business uncertainty and council guaranteed borrowing is regarded by them as low risk.

6.15 Some emerging models, subject to full financial appraisal, do not require council underwriting income, rather are based on assurance of a long term nominations guarantee.

6.16 Additionally some major development companies are seeking to create tailored packages of finance and development delivery with local authorities. These may include price negotiated permutations related to housing ownership, leaseback deals, management, maintenance, rent levels and nomination rights.

6.17 Private sector funded options usually have higher transactions costs and are therefore more viable for larger scale developments. In addition they usually still require some form of council guarantee or subsidy. Financial implications would need to be developed alongside any firm proposals brought forward in the future.

7. COMMUNITY ENGAGEMENT AND CONSULTATION

7.1 Consultation with the local community will be an important part of developing the proposal for the Brooke Mead Extra Care scheme. The site is located within a residential area and the proposals have an element of community use and facilities which it is hoped will be used by the wider community in the area and not just the future residents of Brooke Mead. It will also be necessary to satisfy the local authority's requirements to undertake public consultation.

7.2 Brighton and Hove City Council's adopted Statement of Community Involvement (SCI) details the various forms of engagement that are expected of both

developers and the Council when considering proposals for planning applications. For a scheme such as this and based on the information set out in the Council's (SCI) it is envisaged that the following consultation will be undertaken:

- A leaflet drop to local residents and other stakeholders informing them of the proposals and inviting them to a public exhibition;
- Preparation of a leaflet about the scheme and register of attendees for exhibition;
- An exhibition outlining the proposals with members of the professional team on hand to answer questions (assume and late afternoon to evening 3-8pm) and an opportunity for the public to leave their comments on the scheme;
- Meetings with any key identified groups (e.g. Local residents associations and amenity groups).

7.3 An exhibition on the early proposals for the Brooke Mead site is considered to be the most effective way to involve the community and explain the proposals and the need for Extra Care facilities in Brighton and Hove. Following the consultation, the comments and feedback received from both meetings with residents and amenity groups, and the exhibition will be collated and a statement of consultation included with the submission of the planning application to demonstrate compliance with the SCI and summaries the consultation process and results.

7.4 In parallel to the external consultation with relevant groups and the community the proposals will also be subject to discussions with other departments within Brighton and Hove City Council, where officers will be able to give feedback and comment on the proposals.

7.5 Ward Member consultation is due to take place following 6 March Housing Committee meeting. Our consultants (LSH) will present the scheme to Members, power point presentation detailing the designs. A letter drop to the surrounding residents and community groups will also be undertaken. Consultation drop in sessions are due to take place week commencing 11th March. Large boards showing designs plus an inexpensive model that residents can touch/see. We can also have a presentations session being shown on a loop as a backdrop or specific timed presentations.

8. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

8.1 The financial implications of the preferred option are set out in section 5 which assumes that this scheme will remain within the HRA. The HCA bid provides grant funding to enable the capital scheme to be fully funded without any HRA subsidy.

8.2 This scheme would deliver £0.300 million contribution towards the general fund Adult Social Care savings target as included in the council's Budget Strategy.

- 8.3 The bid for grant funding will be subject to negotiation with the HCA and any future successful bid will be reported to Policy & Resources Committee for capital scheme approval.
- 8.4 Section 6 of the report sets out alternative options that have been initially considered and rejected in favour of the preferred option for the reasons highlighted in the report, mainly due to the additional grant funding from the HCA. Following the outcome of the HCA bid, the alternative options maybe reconsidered. Financial implications for those options will be assessed as required and reported to future Committees.

Finance Officer Consulted: Michelle Herrington/ Sue Chapman Date: 21/03/13

Legal Implications:

- 8.5 The Strategic Director of Place has delegated powers to manage properties within the HRA. The council's constitution provides that the power to manage includes the power to make the necessary planning applications. The proposal to seek planning consent for the development outlined in this report therefore does not need Committee approval. Should the preferred approach for the Brooke Mead site, that is remaining within the HRA, not come to pass, the legal implications for the alternative options will need to be assessed and reported to a future meeting. It is not considered that the recommendations in the report adversely affect any individual's human rights.

Lawyer Consulted: Liz Woodley

Date: 22/02/13

Equalities Implications:

- 8.6 Extra care housing supports Tackling Inequality, priority one of the Corporate Plan.

The statistical evidence demonstrates that a significant increase of older people, particularly those experiencing dementia, will be living in the City in coming years. This increase is set against a backdrop of a limited number of suitable homes able to meet demand. The development of housing catering to a segment of people in the City who hitherto have experienced a lack of suitable accommodation with the availability of care packages that support increasing health and social care needs provides access to a much needed and new avenue of independent living, within good quality accommodation which also offers care and support for older people within the City.

An increase in the supply of extra care housing will increase housing choice for older people with housing, health and social care needs and enable the City to better manage demand for specialist housing with support. In addition, the Brooke Meade proposal has been designed to ensure that 10% of the dwellings will be fully wheelchair adapted.

Sustainability Implications:

- 8.7 Newly built homes will be built to Affordable Housing Brief standards in terms of size, Code for Sustainable Homes, amenity space, Lifetime Homes Standard. Development to the BREEAM standard level 'Good' ensures that new homes are designed sustainably to minimise carbon emissions and use sustainable materials in their construction. New homes will support One Planet Living principles.

Crime & Disorder Implications:

- 8.8 Good architectural and urban design can contribute to safer homes and neighbourhoods. The proposed development includes Secure by Design principles and IT enabled technology supporting older people particularly those experiencing dementia.

Risk and Opportunity Management Implications:

- 8.9 HCA funding is not guaranteed. The HCA prospectus is clear that priority will be given to schemes which have already achieved, or are well advanced in the process of achieving planning consent and in particular those which can start on site in the first year of the Fund (2013/14). The HCA fund may be over-subscribed. The HCA will also go through a scheme appraisal and review process that may impact on the Development Appraisal submitted in support of the bid. Should HCA funding not be achieved or less subsidy be available than envisaged the development appraisal and scheme modelling will be subject to review.

Improving the supply of extra care housing is a Corporate and Adult Social Care Budget priority. Failure to deliver additional extra care housing will have an adverse budget impact.

Further development risks and opportunities will continue to be assessed and amended throughout the life of the project and adjusted in line with internal and external factors which emerge including those arising from consultation.

Public Health Implications:

- 8.10 Secure affordable extra care housing is key to supporting households to maintain a healthy life and sustain their independence.

Corporate / Citywide Implications:

- 8.11 Extra care housing aligns to the following Corporate Plan commitments under Priority One: Tackling Inequality:
- Develop 50 new extra care housing and supported accommodation units each year for the next three years to help people with complex needs to remain in the community
 - Work with partners including the Homes & Communities Agency, neighbouring authorities and housing associations to provide 250 new and improved affordable and energy efficient homes.

In addition, the City will benefit from additional specialist housing provision and assist in meeting the targets for new housing as identified in the Housing Strategy and the City Plan.

9. EVALUATION OF ANY ALTERNATIVE OPTION(S):

- 9.1 The report outlines the opportunity to support the requirement for new supply of extra care housing that has arisen with the Brooke Mead site aligned to the opportunity to bid for HCA funding under the Care and Support Specialist Housing Fund.
- 9.2 Alternative options for the supply of additional extra care housing in the City will be subject to future reports to Committee.

10. REASONS FOR REPORT RECOMMENDATIONS

- 10.1 Reasons for report recommendations are included in the body of the report.

SUPPORTING DOCUMENTATION

Appendices:

- 1. Brooke Mead Plan & Scheme Design.

Documents in Members' Rooms

- 1. None
- 2.

Background Documents

- 1. None
- 2.