

CABINET MEMBER DECISION

4 MAY 2017

SPECIALISED HOUSING FOR OLDER PEOPLE AND PEOPLE WITH LEARNING AND PHYSICAL DISABILITIES – CAPITAL FUNDING – CHERRY ORCHARD SCHEME, PERSHORE

Relevant Cabinet Member

Mrs S L Blagg

Relevant Officer

Director of Adult Services

Recommendation

- 1. The Director of Adult Services recommends that the Cabinet Member with Responsibility for Adult Social Care:**
 - (a) agrees that the Council contributes capital funding of £700,000 to extend and convert an existing sheltered housing scheme for older people in Pershore, owned by Rooftop Housing, into an Extra Care Scheme for 53 people; and**
 - (b) authorises the Director of Adult Services to take all necessary steps to give effect to the above decision.**

Background Information

2. On 18 July 2013 Cabinet:
 - approved the allocation of up to £5m of Community Capacity Grant capital funding for investment in specialised housing services for older people and for people with learning and physical disabilities; and
 - authorised the Cabinet Member with Responsibility for Adult Social Care, with the agreement of the Director of Adult Services and Health, to determine the use of Community Capacity Grant capital funding for investment in specialised housing schemes subject to an appropriate business case.
3. Rooftop Housing has planning permission to develop an Extra Care housing scheme in Pershore by converting an existing sheltered housing scheme, Cherry Orchard, into an extra care scheme, increasing the number of units of accommodation from 34 to 53 one and two bed flats and developing a range of communal facilities, including a restaurant. The Council intends to contribute £700,000 to Rooftop Housing towards the cost of the scheme, who are generating additional funding from the Homes and Communities Agency.
4. Such a housing scheme would be of financial benefit to the Council through allocation rights to a number of the flats. A detailed analysis has been undertaken which

indicates that the return to the Council on the investment of the £700,000 contribution would be fully achieved after 9 years – see Appendix 2.

5. The annual saving to DAS is estimated at £105,000. After 15 years, netted off against the initial investment of £700,000, and taking into account expected inflation, the proposal has Net Present Value (expected total financial benefit) of £389,000 – see Appendix 2.

Business Case

6. Council officers have assessed that:

- the proposed development for older people will meet the needs of Council-funded service users
- such a scheme will improve and widen the types of accommodation, social activities and support available to older people in the local area
- the use of capital funding is necessary to enable the Council to secure and specifically 'shape' and influence this development to best match identified need, desired location and the most financially viable service model – see Appendix 1
- the projected revenue savings will be achieved through service users moving into the scheme who would otherwise have entered residential care and improved outcomes for service users resulting in lower care costs.

7. There is therefore a sound business case for this 'invest to save' proposal.

Supporting Information

- Appendix 1 – Worcestershire Extra Care Housing Strategy
- Appendix 2 – Invest to Save appraisal for the Scheme

Contact Points

County Council Contact Points

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Specific Contact Points for this report

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Background Papers

In the opinion of the proper officer (in this case the Director of Adult Services) there are no background papers relating to the subject matter of this report.