

CAPITAL FUNDING TO SUPPORT THE REFURBISHMENT OF REBECCA HOUSE TO MAKE IT SUITABLE FOR USE AS AN EXTRA CARE SCHEME

SUMMARY

- 1.1 This report outlines proposals for the remodelling of Rebecca House into an extra care housing scheme.

RECOMMENDATIONS

- 2.1 To approve the use of the Housing Capital Programme to finance the capital works required to remodel Rebecca House in an extra care housing scheme, up to a value of £ 850k.

REASON FOR RECOMMENDATIONS

- 3.1 To develop extra care is a corporate plan 2007-10 priority.
- 3.2 Rebecca House was identified by independent consultants as being suitable for conversion for use as an extra care scheme.
- 3.3 In January the Council decided to set aside £200k of funding from housing capital receipts each year to support the implementation of the Supported Accommodation Strategy. Other funding required is also detailed in the financial implications of the report
- 3.4 Derby Homes Board have agreed in principle to this development

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SUPPORTING INFORMATION

- 1.1 In 2005 Consultants were jointly Commissioned by the Housing Department, Social Services, and Health to carry out research and to develop a Supported Accommodation Strategy for Derby City. Their recommendation was that we should develop between 250 and 400 units of extra care in Derby.

- 1.2 Following this a multi-agency extra care project led by Derby City Council has been set up with a target to develop 250 units of extra care in Derby by 2010.

Progress to date is as follows –

Retail Trust - 76 units of extra care – first lets due to begin during 2007.

Housing 21 – 38 units of extra care – due to start building on site April 2008.

This makes a total 114 units that have been secured so far.

- 1.3 A range of options to deliver the remaining 126 units of extra care provision are being pursued. Some of these will result in applications to the Housing Corporation for funding in partnership with Registered Social Landlords. However, to ensure we meet our target additional sources of capital funding need to be identified.
- 1.4 On 15 January 2007 the Director of Resources and Housing took a report to the Community Commission and obtained agreement (para 7.4) to ring fence £200k per year of capital receipts for the implementation of the Supported Accommodation Strategy including funding of very sheltered extra-care schemes. As a result the recommendation will only require in addition to the ring fenced funding for 2007/8 and 2008/9, a commitment of up to a further £450k.
- 1.5 The Supported Accommodation Strategy identified Rebecca House as one of the existing schemes for older people that would most lend itself to refurbishment in order to make it suitable for use for extra care
- 1.6 Derby Homes Board has agreed in principle to the operational facilitation of this development provided suitable capital funding can be identified.

- 1.7 Funding the refurbishment of Rebecca Court through capital receipts will allow the City Council to retain ownership of the property.
- 1.8 Derby Homes have carried out some early consultation with tenants who are supportive of the idea of the development.
- 1.9 The proposed development is expected to provide 57 units of extra care, bringing the total secured so far to 171.
- 2.0 It is anticipated that works would take up to two years to complete, based on proposals to avoid the need to fully decant the property during the refurbishment process. However, the first units will be available from April 2008.

OTHER OPTIONS CONSIDERED

- 2.1 A wide range of existing sheltered housing schemes were looked at before identifying Rebecca House as the most suitable.
- 2.2 Housing Corporation funding for the scheme was considered. Other schemes developed in partnership with Registered Social Landlords are considered more suitable for this funding option. Also all our capital funding needs for the development of extra care cannot be provided by the Housing Corporation alone.
- 2.3 Department of Health funding has already been made available for extra care in Derby at the Tomlinson Court site being developed in partnership with Housing 21.
- 2.4 The recommended option has the advantage of allowing the City Council to retain ownership of the building. Other funding options – such as the Housing Corporation – would require the gifting of land to a Registered Social Landlord to demonstrate our commitment and make the package competitive for Housing Corporation funds.

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Background papers:	Appendix 1 – Implications

IMPLICATIONS

Financial

- 1.1 A capital commitment of up to £850k is anticipated of which £400k will be met by capital receipts ring-fenced within the housing capital programme 2007/08 -2008/09 to support the implementation of the Supported Accommodation Strategy.
- 1.2 . A further £250k can be met from capital receipts from the proceeds of housing land sales and available for affordable housing/regeneration.
- 1.3 A revenue contribution from the Housing Revenue Account of £200k will be possible following anticipated additional savings in the housing repairs account.
- 1.4 Revenue funding of up to £20.00 per week to pay for Supporting People services has already been secured from the Supporting People programme.
- 1.5 Social care services will be provided by Adult Social Services and the revenue to pay for this is available.

Legal

- 2.1 None

Personnel

- 3.1 Housing support and social care services suitable for an extra care provision will need to be provided.

Equalities impact

- 4.1 The proposals will help support opportunities for continued participation in the ordinary life of our community for a vulnerable and marginalised group of people.

Corporate priorities

- 5.1 Helping us all to be healthy, active and independent. Raising the quality of social care for vulnerable and older people by developing extract care accommodation for older people that offers a range of support packages.