

Consultation on the closure of Arthur Neal House

On 8th July 2008 Derby City Council Cabinet made a decision to begin consultation in the autumn on the following proposal to close Arthur Neal House care home for older people and replace it with an Extra Care Housing scheme on the same site in Mackworth.

The consultation process will begin on Monday 22nd September 2008 and end on Monday 22nd December 2008. At the end of this period the responses to the above proposal will be collated and considered by Council Cabinet. It is only at that point that a final decision will be made. The date for this decision will be Tuesday 17th February 2009.

This briefing is intended to explain the reasons for the proposal, how it was developed, and the actions that will be taken with regard to Arthur Neal House should closure be approved.

All responses to the consultation should be directed to David Brewin, Room 151, Derby City Council, Council House, Corporation Street, Derby DE1 2ZL, telephone 01332 255854, e-mail david.brewin@derby.gov.uk

Work to date

On 31st July 2007 a report on all eight of the Council's Residential Homes for Older People was considered by Council Cabinet. The reason for the report was the continuing decline in the numbers of older people moving into care homes in Derby, and the development of new approaches to support people in the community which prevented or delayed the need for care home admission. Extra Care Housing was one of these new approaches. At the time of the report Derby had no Extra Care Housing in existence.

A main recommendation from this report was to explore Extra Care Housing as an alternative use of the site in Mackworth shared by Arthur Neal House and the Lois Ellis care home closed by the Council in 2002.

The main reasons that Arthur Neal House was proposed for this development are:

- The home has a very close relationship with the surrounding community and there is a high population of older people in Mackworth. Therefore this is a good site for a large facility that will support predominantly local older people.
- The home requires considerable investment to continue as it is because of serious concerns around the fabric of the building and the risks to health and safety that will develop if these are not addressed.
- An Extra Care Housing development requires more land than a care home and the adjoining Lois Ellis site gives enough room to develop a scheme with good space and facilities.

Permission was given by Council Cabinet to explore Extra Care Housing on the site and the Council then set about choosing a development partner to

work with creating a potential plan. Sanctuary Housing, a Registered Social Landlord, was chosen after a very competitive selection process in April 2008 that focused on:

- Who had the best understanding of the local needs of older people
- Who proposed the best design for a scheme that would make best use of space and suit older people's needs. Sanctuary's proposed design follows in this paper.
- Who had the expertise and the resources (demonstrated in Extra Care Housing elsewhere in the country) to help the Council develop a sustainable scheme.

It was made very clear to Sanctuary Housing that there was no prospect of Extra Care Housing being delivered on the site if the outcome of the Council's consultation on the future of Arthur Neal House was not to support this. Sanctuary's work to date has been carried out at their own cost and risk. They have not been given any access to the site and understand that Extra Care Housing will only be delivered in Mackworth if the consultation concludes that this is a good idea.

Council Cabinet agreed on 8th July 2008 that public consultation on the future of Arthur Neal care home should take place in Autumn 2008. The reason for this timescale is that a bid to the Housing Corporation will be made for funding to help deliver Extra Care Housing on the site should this be the outcome of the consultation. Available funding from the Housing Corporation will decrease over time so it is better to bid early. Housing Corporation funding for the scheme is not essential and Sanctuary Housing were chosen partly on the basis that they could create a good quality scheme without Housing Corporation funding. However, Housing Corporation funding will ensure we get the best possible quality Extra Care Housing scheme and as such is highly desirable. It is not possible to bid for Housing Corporation funding if a final decision has not been made about the future use of the site.

What are the benefits of Extra Care Housing?

Extra Care Housing is a broad term to describe a form of specialist housing, predominantly designed for older people. The main reason that Extra Care Housing is being developed is that older people generally feel they would prefer to be supported in this way as their needs increase. A 2007 survey in Derby of a sample of residents within Sheltered Housing schemes identified that 74% would prefer to move into Extra Care Housing over traditional residential care if their needs increased, whilst only 20% of those sampled would prefer to move to residential care.

Sometimes known as 'very sheltered housing', key benefits of Extra Care Housing for local people include:

- Residents are living in their own home, with their own front door and therefore have greater independence
- There is a care and support team on site twenty four hours a day who provide help with personal care, domestic tasks and coordinate social activities.

- The amount of care and support an individual receives can be increased or decreased according to their changing needs.
- There is enough care and support available to support people who would otherwise have to live in a care home, provided they do not need full nursing care in a nursing home.
- Extra Care can be available to rent, buy or as shared ownership thus giving more choice and control
- Accommodation can be two-bedroomed and therefore is suitable for couples. All accommodation is at least one bedroomed with residents having their own kitchen, bathroom and living area.
- Communal facilities (such as sport and leisure facilities; hairdressers and arts based resources) are available on site for those that wish to access them. There are communal lounges and dining areas so people can have company when they want it.
- Enhanced access to a range of services developed in partnership by local agencies - for example Library services; adult learning opportunities, and health services
- The local community can access communal facilities and services available on site therefore increasing access to services and reducing isolation

The proposed Extra Care Housing scheme in Mackworth

The initial plans that Sanctuary Housing have submitted are attached to this paper. The scheme covers the land currently occupied by Arthur Neal House, the land formerly occupied by the Lois Ellis care home, and also four adjoining bungalows.

Sanctuary Housing put these plans forward as part of the selection process described above. As well as showing good sustainable design, the plans were also shown to be affordable and realistic.

The plans have obviously not been submitted for Planning Permission. Plans will only be submitted if the consultation approves the closure of Arthur Neal House. There may also be further refinements to the plan on the basis of further discussion with local residents and services as well as during the Planning Permission process.

The design shows how the main features of Extra Care Housing would translate to Mackworth. The scheme will have just over 100 flats which are two bedroom or one bedroom. There will be a range of communal areas both inside and outside.

Who will live in the proposed scheme?

Some of the flats will be available to buy, some available for shared ownership and some available to rent. The sale and rental values of the flats will be affordable for Mackworth's older people.

The care and support available from staff on the scheme will support one third of residents living with low needs, one third living with medium needs and one third living with needs that would otherwise have to be met in a residential care home. This means that the site will support over thirty people who would otherwise be in a care home, compared to the twenty five people that Arthur Neal House currently has capacity to support.

The Council will make sure that the scheme has the right balance of residents who have low, medium and high care needs by managing nominations to the scheme with partners. Residents of Arthur Neal House will be prioritised to move into the Extra care Housing scheme on the same site if that is their wish.

What will happen to current residents at Arthur Neal House?

New permanent residents have not been admitted to Arthur Neal House since November 2007 because of the uncertainty around the future of the home. Permanent residents will not be admitted before the Cabinet meeting in February 2009. Available beds are being used for older people who need short stays because of emergencies at home or to support their families and carers in looking after them at home.

It is not possible to be precise about the exact start date for works to begin at Arthur Neal House should permission be given to convert the use of the site to Extra Care Housing. However, the Council can provide the assurance at this stage that, should the outcome of the consultation be to close Arthur Neal House, **Extra Care Housing construction works will not begin at Arthur Neal House until at least 1st December 2009.**

The Council recognises that these changes will be challenging to residents and other users of the services at Arthur Neal House. Council staff will work very closely with individuals and their families if a decision is made to close Arthur Neal House. Individual needs will be fully assessed by Council staff who will involve other professionals as necessary. Wishes of older people and their families will be central to this assessment work and older people without involved family members or friends will be offered advocacy by an independent organisation that can help them express their wishes.

Permanent residents will be supported to move elsewhere in Derby to care homes that meet their needs in locations they prefer. If people wish to make new arrangements for themselves well ahead of the home closure date this can of course be supported. Some people may have developed friendships at Arthur Neal House and prefer to move in groups. This will be accommodated when at all possible. The overall emphasis of the Council will be to work sensitively with affected older people, exploring good quality alternatives over a manageable period of time that minimises the stress of moving.

It is likely that the Extra Care Housing scheme will be complete by the late summer of 2011. The scheme will provide day support to local residents and, as previously stated, will be able to support older people with residential care needs. It may be an option for some people who are currently residents at Arthur Neal House to move into properties on the new scheme. Likewise people who currently use day services at Arthur Neal House may be in a position to access services at the new scheme when it opens. People affected will be given this option before the scheme opens and if their needs are still at residential care level they will be prioritised in moving to the Extra Care Housing scheme if that is their wish.

Next steps in the consultation process

People affected by the proposed changes to Arthur Neal House will be consulted between 22nd September and 22nd December 2008.

These will include:

- Older people who regularly use the services of Arthur Neal House
- The families, carers and advocates of the above
- Council staff who work in Arthur Neal House
- Wider stakeholders who have an interest in the development of older peoples services in Mackworth including local residents and community groups.

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Individual appointments will also be made with permanent residents and day service users. Family members and other advocates are welcome to attend these meetings if the service user feels it would support them.

There will be other opportunities for group meetings as the consultation period progresses if these help to share progress and answer questions.

All feedback will receive an individual reply. Everybody taking part in the consultation will also be advised of answers to Frequently Asked Questions.

At the end of the consultation period all feedback will be collated and forwarded with a covering report to Council Cabinet for a decision on Arthur Neal House. This decision will be given on 17th February 2009.