

**Agenda Item No:**

**DERBYSHIRE COUNTY COUNCIL**

**CABINET**

**10<sup>th</sup> September 2013**

**REPORT OF THE STRATEGIC DIRECTOR OF ADULT CARE**

**ACCOMMODATION CARE AND SUPPORT STRATEGY:  
STATUS OF HOMES AND PROPOSED SITES FOR EXTRA CARE**

**1. Purpose of the Report:**

To seek Cabinet approval to the recommended change of status of three Homes for Older People that were proposed as potential extra care sites within the plans to deliver the Accommodation Care and Support Strategy for Older People in Derbyshire. The three homes are Beechcroft in West Hallam, The Spinney in Chesterfield, and New Bassett House in Shirebrook. This report advises that the three sites are no longer deemed suitable for Extra Care developments.

**2. Information and Analysis:**

The Council is undertaking a review of the balance of investment in residential homes and extra care within the Accommodation Care and Support Strategy for Older people in Derbyshire agreed by Cabinet on 20 February 2012. The review will be the subject of a future report to Cabinet.

The report to Cabinet on 20 February 2012 set out proposals for consideration for each of the 27 current homes for older people (including two resource centres).

The proposals included:

- four homes would be maintained as residential homes for older people;

- eight that would be subject to consultation about their future, and, if the Council determined that they should close, would be redeveloped into new Community Care Centres or Extra Care facilities;
- twelve that would be subject to Stage 2 consultation about possible closure and an Equality Impact Assessment at an appropriate time;
- two resource centres which would require negotiation with local housing providers about a possible redesign of existing resources for Extra Care housing; and one home that would be considered for possible use within future services for people with learning disabilities.

The Cabinet report of 20<sup>th</sup> February 2012 identified 7 potential sites that would need to be acquired, at an indicative cost of £7.8m.

Since the February 2012 Cabinet report, the Council has successfully obtained Department of Health funding to improve the environment within four DCC homes. The four homes were identified within the February 2012 report as those homes that would be maintained. The funding will ensure these four homes are dementia friendly and is the subject of a separate report to Cabinet at this meeting.

Consultation on the potential closure of three homes for older people was undertaken and Cabinet approved the closure of Florence Shipley at Heanor for use as a Community Care Centre site, and The Dales at Repton and Derwent House in Chesterfield for use as extra care sites on 4 September 2012, 16 October 2012 and 6 November 2012 respectively.

Phase 1 of the plan to deliver the Accommodation Care and Support Strategy is being implemented including

- three Extra Care schemes, one each at Chesterfield, Alfreton, and Clay Cross;
- two Combined Extra Care and Residential schemes, one each at Long Eaton and Buxton,
- and a Community Care Centre at both Heanor and Darley Dale.

Work has been undertaken to assess the suitability of further proposed extra care sites, identified as Phase 2. The sites put forward in the 20 February 2012 report to Cabinet were based primarily upon desk top capacity studies which usually base a viable Extra Care scheme on using .50 hectare of land with a development of up to three storeys.

On some sites, due, for example, to the topography of the site and neighbouring properties, further investigations show it will not be possible to develop the site to the anticipated desktop capacity. A number of sites have proved to be unsuitable as a result of early feasibility studies, including

- Brimington (The Spinney),
- Shirebrook (New Bassett House) and
- West Hallam (Beechcroft).

In addition, after further discussion it has been agreed with District and Borough Housing colleagues that Ecclesfold and Underhall Resource Centres at Chapel en le Frith and Darley Dale are unsuitable for conversion to Extra Care.

It was reported to the Capital Investment Programme Board that The Spinney and New Bassett House sites would be unsuitable for extra care developments (23 November 2012 and 20 March 2013 respectively). The future of these homes will be determined in line with the current review of the Accommodation Care and Support Strategy and local consultation.

More detailed feasibility work on the Beechcroft site was undertaken with the Council's Extra Care Partner Keepmoat / Housing 21. The work determined that 39 extra care apartments could potentially be accommodated on the site. Keepmoat / Housing 21 have indicated that number would put the scheme at the very edge of viability, and together with other factors associated with use of the site, it was deemed to be unsuitable for an extra care housing scheme. The proposal is that Beechcroft Home for Older People should remain open as a residential care home. The backlog maintenance issues at this home will be addressed in the review of the Accommodation Care and Support Strategy for Older People in Derbyshire.

### **3. Financial Considerations**

The financial implications of the proposals contained in this report will be addressed within the review of the Accommodation Care and Support Strategy for Older People in Derbyshire, which is to be the subject of a future report to Cabinet.

### **4. Other Considerations**

In preparing this report the relevance of the following factors has been considered; legal; workforce planning; prevention of crime and disorder; equality of opportunity; and environmental, health, human resources and transport considerations.

**5. Key decision**

Yes

**6. Is it required that call-in be waived in respect of the decisions proposed in the report?**

No

**7. OFFICER RECOMMENDATION**

It is recommended that Cabinet:

1. notes that The Spinney in Chesterfield and New Bassett House in Shirebrook, are no longer deemed suitable for development as Extra Care sites and their future will be determined in line with the current review of the Accommodation Care and Support Strategy and local consultation.
2. agrees that Beechcroft in West Hallam is no longer deemed suitable for development as an Extra Care site and should remain open as a residential home.
3. notes that a further report will be presented to Cabinet on the review of the Accommodation Care and Support Strategy for Older People in Derbyshire.

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Hall  
MATLOCK**