

Report to: Lead Member for Adult Social Care

Date of meeting: 17 December 2015

By: Director of Adult Social Care and Health

Title: Nominations Agreements in respect of Bentley Grange and Burfield Court, Hailsham and other schemes

Purpose: To seek approval to enter into Nomination Agreements with Wealden DC and Saxon Weald Homes that secure access for eligible applicants to these Extra care and Learning Disability schemes respectively and similar developments.

RECOMMENDATIONS

The Lead Member for Adult Social Care is recommended to:

- 1) Approve the County Council entering into the Nominations Agreements in respect of the Extra Care Housing Scheme at Bentley Grange, Hailsham as set out in Appendix 1 to this report;
 - 2) Approve the County Council entering into the Nominations Agreements in respect of the Learning Disability Housing Scheme at Burfield Court, Hailsham as set out in Appendix 2 to this report;
 - 3) Delegate authority to the Director of Adult Social Care and Health to take all actions necessary in relation to the Nominations Agreements for Bentley Grange and Burfield Court, including approving the terms of the Nominations Protocols for the two schemes.
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1 Background

1.1 The County Council has an active programme of commissioning new Extra Care and Supported Housing developments, in partnership with Borough and District Councils and Registered Providers, in order to provide alternatives to residential care and achieve revenue savings. The overall programme forms part of 'Pathways to Independence', the County Council's Strategy for supported housing and housing support in East Sussex 2013-18 ('the Strategy').

1.2 The County Council has contributed both land resources and capital grants to achieve the objectives of the Strategy, which have enabled Registered Providers to access Homes and Communities Agency ('HCA') and Department of Health ('DOH') grants as well as significant private finance to build out the required developments.

2 Supporting information

2.1 The County Council has been part of a master planning process since 2009 to develop the site at Battle Road, Hailsham for the Bentley Grange and the Burfield Court schemes. The Battle Road site is a former green field site adjacent to Hailsham Town centre and is subject to a Section 106 agreement to provide affordable housing for eligible people with housing and care needs as well as housing for open market sale. Bentley Grange and Burfield Court provide 45 flats for older people and 10 flats for people with learning disabilities respectively. Ten of the Extra care flats are sold on a shared ownership basis. Both schemes also have extensive communal facilities for residents.

2.2 The County Council has contributed £1 million in capital funding to these schemes via a Capital Funding Agreement which protects the investment. This capital funding has been

supplemented by a grant from the HCA and private finance raised by our partner, Saxon Weald, enabling the build out of the two schemes for circa £10 million. Both schemes opened to new residents from 28 September 2015.

2.3 The County Council has commissioned specialist providers to deliver care and support 24/7 at each scheme. Housing and Care 21 are contracted to deliver domiciliary care to the 45 flats at Bentley Grange and the Affinity Trust provide specialist care to the 10 flats at Burfield Court.

2.4 Access to the schemes is governed by a Nominations Agreement which has been subject to lengthy negotiation between the County Council, Wealden District Council and Saxon Weald. The Nominations Agreements give ESCC and WDC 100% nomination rights to the 35 rented flats at Bentley Grange and the 10 rented flats at Burfield Court. The Nominations Agreements for Bentley Grange and Burfield Court are attached to this report as **Appendices 1 and 2** respectively. The allocation processes set out in the Nominations Agreements, as agreed between the respective parties, are being followed for both schemes pending approval of the Nominations Agreement.

2.5 Pursuant to the terms of the Nominations Agreement, the County Council is working with Wealden District Council and Saxon Weald to finalise more detailed Nomination Protocols which set out the process for making placements within the two schemes. The Lead Member is therefore recommended to delegate authority to the Director of Adult Social Care and Health to approve the terms of the Nominations Protocols that relate to these Nominations Agreements.

3. Conclusion and reasons for recommendations

3.1 The schemes at Bentley Grange and Burfield Court provide an alternative approach to high cost residential care which enables the County Council to generate revenue savings. The Nominations Agreements for these schemes enable the County Council to nominate eligible people with housing and care needs to high quality accommodation that benefits from access to County Council commissioned care services 24 hours a day, seven days per week. As such the Lead Member is recommended to approve the County Council entering into the Nominations Agreements for both Bentley Grange and Burfield Court.

3.2 The Nominations Protocols for Bentley Grange and Burfield Court are being negotiated between the parties. The Nominations Protocols make more detailed provision for the process of nominations. It is therefore also recommended that the Lead Member delegates power to agree the terms of the Nominations Agreements to the Director of Adult Social Care and Health.

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