

Committee: COMMUNITY COMMITTEE

Agenda Item

Date: 16th March 2006

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Title: Holloway Crescent

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Summary

1. This report advises members of the progress made on the issue of the Holloway Crescent, Leaden Roding sheltered scheme relating to the provision of extra care housing.

Recommended

1. That Officers progress further research with an appropriate Housing Association to ensure that the scheme is viable for extra care and report back with formal proposals to the Committee at a later meeting in the year.
2. That the nearby garage site is included in the review of the Holloway Crescent sheltered scheme.

Background Papers

The following papers were referred to by the author in the preparation of this report and are available for inspection from the author of the report.

1. Minutes of meeting with Social Services and PCT (30/09/05)
2. Notes from meetings with 2 specialist Housing Associations. (December/January 2005)
3. Health and Housing Committee report (09/06/05)
4. Consultation file (residents and Parish Council)

Impact

Communication/Consultation	There will need to be further communication with residing tenants in the scheme, local ward member and wider community at various times.
Community Safety	Design brief to incorporate any issue.
Equalities	None at present

Finance	None at present, likely future implications (may relate to land and building)
Human Rights	None at present
Legal Implications	Investigate scheme and its legal implications
Ward-specific impacts	Leaden Roding and across wider District if an extra care scheme is provided.
Workforce/Workplace	Role of housing team could have impact

Situation

1. This report is being presented to the Committee further to the approval of the former Health and Housing Committee that officers hold preliminary discussions with other partner care agencies and specialist Housing Associations to overcome the hard to let problem at Holloway Crescent sheltered complex. This problem has been ongoing for a number of years and the Health and Housing Committee felt there was a need for it to be addressed.
2. In the first instance a resident meeting at Holloway Crescent was held to discuss the future of the scheme. Individual follow up meetings took place where requested. The wider community near the scheme then received letters advising of the problem and views sought. A meeting was also held with the Parish Council. The general consensus was that something needed to be done and extra care housing was the preferred option at this stage.
3. I then embarked on discussions with Essex Social Services and the local PCT. Following extensive consideration these agencies unfortunately concluded that Holloway Crescent could not be recommended by them as a possibility for an extra care scheme due to its location, lack of facilities and the size of the scheme. This outcome was, I feel, disappointing.
4. Following this I had meetings with 2 Housing Associations who specialise in extra care facilities. Again after detailed discussion, one of the Housing Associations concluded that they could not assist the Council regarding the use of Holloway Crescent for extra care housing. However the other Housing Association felt that the scheme could be adapted for this use providing that the garage site on the side of Holloway Crescent was incorporated into any feasibility proposal. It should be noted that before any final commitment could be agreed a great deal of further work will need to be done involving a number of agencies which will include a financial projection. The provision of extra care would need significant input from Essex Supporting People. Accordingly this project is not guaranteed for success, especially in the short term.
5. To succeed with such a scheme with a Housing Association will require the complex to be transferred to the Housing Association in question. This would require the consent of existing tenants which in itself is a complex and lengthy process.
6. I have also visited extra care schemes that are examples of good practice. These have included Poppyfields in St Neots and St Lukes in Rochford. A visit has also been carried out at Grove Court in Great Dunmow to look at current provision in the District. The visits have shown that both new build and existing schemes can be successful as extra care.
7. Research has been carried out within the Council's sheltered housing stock to analyse the need for extra care housing. It has shown that 56 tenants require

more care than is currently provided in our sheltered housing. However how many would wish to go to extra care housing is unknown. It can only be speculated that there are a number of other clients within the community who may require this type of accommodation. I will need in due course and in conjunction with the Housing Association need to further engage Essex Social Services on this issue.

8. With any such proposal it is possible for a number of reasons that it could fail. If this happened the Committee would then need to consider an alternative use for the building.
9. Clearly I will bring progress reports to the Committee's attention as the situation develops should the Committee approve the recommendation.

Targets

10. What I am trying to achieve is to review the situation at Holloway Crescent and move forward with a solution to meet the housing need for extra care in the District and overcome the hard to let problem at Holloway Crescent.

Options

11. There are 2 potential options.
12. They are:
 - a) Progress further with a potential scheme with a Housing Association to investigate a viable extra care scheme and report back to a future meeting on progress.
 - b) To take no further action relating to extra care and for officers to report to a future committee on other options.

Pay-Offs/Penalties

13.
 - a) If we go ahead with the scheme, the District will gain an extra care scheme which will provide older people with the support and care required.
 - b) If we do not go ahead with the scheme, the District will be unable to meet the need of those older people currently in sheltered housing who require further support and care.

Risk Analysis

14. The following have been assessed as the potential risks associated with this issue.

Risk	Likelihood	Impact	Mitigating Actions
Holloway Crescent is extended and completed as an extra care scheme and then the demand is not there.	MEDIUM	HIGH	The scheme would have to be reused for alternative client groups.
The scheme is completed and demand is high	MEDIUM	MEDIUM	Research into the feasibility of a second scheme