

Executive

27 September 2018

Report of the Corporate Director of Health, Housing and Adult Social Care Portfolio of the Executive Member for Adult Social Care and Health

Demonstrating delivery of the Older Persons' Accommodation Programme and Preparing for Further Action

The report will review the outcomes and achievements of the Older Persons' Accommodation Programme launched in 2015 and demonstrate that we are on track to deliver over 900 new units of accommodation with care for older people by 2020, a significant increase on the 533 that was originally planned. In total, over £100m of new investment in care accommodation has been secured. The report will also highlight the continued and growing need for new accommodation with care for older people and will propose a further phase of the Programme in order to tackle this need.

Recommendations

1. The Executive is asked to:
 - a) Note the outcomes and achievements that will deliver a substantial increase in the quantity and quality of accommodation with care for older people.
 - b) Agree that a report will be brought to the November meeting of the Executive so that they may consider the business case for a further phase of the Older Persons' Accommodation Programme.

Background

2. In July 2015 the then new administration agreed a programme of work designed to address the shortfall in accommodation with care for older people: the Older Persons' Accommodation Programme. The Programme has been updated and expanded over the subsequent three years. This report demonstrates good delivery against the agreed programme of work and required outcomes.
3. This Programme is set in the context of a rapidly growing older persons'

population and a shortage of good quality accommodation, particularly Extra Care accommodation and facilities to support the care of those living with dementia. Because of this growing demand, Executive is asked to consider a further phase of the Programme.

4. York's older population is growing rapidly with the number of 75+ residents expected to increase by 50% by 2030 (up from 17,000 to 26,000). York does not currently have sufficient accommodation with care to cater for this rising population. Further, some accommodation was no longer fit for purpose, particularly Council run Older Persons' Homes (OPHs) which were outdated and lacked modern facilities. The provision of accommodation for those with high care needs is particularly important as it means that the needs of the increasing number of people with complex care needs including those living with dementia can be met.
5. Residents of York have an above-UK-average life expectancy. Based upon data from the Office for National Statistics, it was shown that York males born in 2014-2016 were expected to live until 80.4 years of age, and Females to 83.5 years. Both of these are above the UK average life expectancies for each group (79.2 and 82.9 respectively), highlighting the issue of an ageing population for York.
6. An aging population also poses challenges to the NHS as the health service simply has more people to care for. In addition, the growing elderly demographic suffers from age-related disease and injury, such as arthritis, dementia, and increased falls. Therefore, providing care provision or support for older people in their own home, or increasing access to residential or nursing homes, could alleviate pressure on the NHS. It has been recognised that a lack of appropriate accommodation for patients to return to delays the transfer of older people out of hospital, unnecessarily taking up hospital beds. This increases costs to the NHS and is less pleasant for the older person concerned.
7. One of the key aims of the Programme is to maximise use of York's existing Sheltered Housing stock, converting some to Extra Care Housing and therefore making it more accessible for people with higher care needs by increasing the care and support available.

8. The Older Persons' Accommodation Programme should also be seen in the context of our wider efforts to re-model the provision of care services and, in particular, our work with Health colleagues to modernise reablement services, align step-down and short stay provision and extend support for people living with dementia. In the last two years we have delivered a 26% increase in the support to older people to help them to continue to live independently in their own home.

Demonstrating Delivery

9. The Programme has been successful and is on track to deliver 964 new units of accommodation with care for older people by 2020, comprising
 - 561 residential and nursing care beds; and
 - 403 homes in Extra Care schemes.

Of these, 242 are already in use and occupation and a further 215 under construction.

The original target for the Programme was to deliver 533 new units of accommodation.

10. These homes deliver the capacity to improve a person's quality of life, including physical and mental health, wellbeing, social life, and autonomy. In addition, homes built specifically for older people to move into allow family homes to be freed up for the next generation.
11. The changes delivered by the Programme are also financially significant, generating revenue savings of over £500,000 per annum, money which can be invested elsewhere in the care system.
12. Through partnership working and self-investment, the Programme has stimulated over £100m of capital investment in new care accommodation. Construction and care jobs are delivered through this investment.
13. The Programme has taken an engaging, empowering, and at times innovative, approach to encouraging investment in new care provision. Many care providers and developers of homes have been involved and, through this process, we have:
 - a) appointed Ashley House plc working with HC-One to construct and operate an 80 bed residential and nursing care home on Council land at Burnholme, with the Council buying 25 of those beds at our Actual Cost of Care rate for 15 years;

- b) supported the Joseph Rowntree Housing Trust and Homes England to invest in a new 44 bed care home and 105 extra care apartments to rent and to buy in New Earswick, with the Council holding nomination rights to 66 of the extra care homes;
 - c) entered into a contract with Octopus Healthcare (working with Barchester Healthcare) for Octopus to buy the site of the Fordlands older persons' home from the Council and (now that planning consent has been secured) build a new 64 bed care home in its place;
 - d) identified a preferred partner who can take on the transfer and transformation of Haxby Hall older persons home, aiming to take on the existing operations and staff and then transform the site by building a new, 63 bed residential and residential dementia care home on the site, with the Council buying back nine beds at our Actual Cost of Care rate;
 - e) supported the Abbeyfield Society to invest in a 25 bed dementia ready extension to their Extra Care facility at Regency Mews, at the same time securing nomination rights to the Council for 9 of these homes;
 - f) sold the site of the former Oliver House older persons home to McCarthy & Stone so that they could build a 34 home Independent Living scheme for older people; and
 - g) appointed Ashley House plc (working with Places for People Housing Association) to deliver a 56 home Extra Care facility on the site of the Oakhaven care home, with the Council having nomination rights to 25 of the apartments built.
14. The transformation of the Burnholme Community College site, which closed in 2014, is a key feature of the Programme, both because it delivers a site for the new 80 bed care home but also because it delivers key health and wellbeing facilities for the neighbouring communities. The way in which this was achieved is instructive:
- a) Neighbours, residents and stakeholders were fully engaged in drawing up a master plan for the Health & Wellbeing Campus at Burnholme and because of this the subsequent construction work has secured strong public support.
 - b) Via extensive market engagement and innovative procurement, our designated partner is Ashley House working with HC-One care provider, appointed to fund, build and manage a new care home at

Burnholme, providing back, at the Actual Cost of Care price, 25 care beds for use by the Council's clients.

- c) A new £5m library and community facility has been built and opened in June 2018. It is receiving positive public reaction. This building is delivered in partnership with Explore York Libraries and Archives and, through the provision of this building; they have been able to reduce by £66,000 the net annual operating cost of the service.
- d) Once more working in partnership, this time with GLL, the Council's current leisure management provider, we have agreed to refurbish and extend the sports facilities at Burnholme, helping to provide an accessible place where local people can stay active.
- e) The site also offers space for approximately 70 new homes and a state of the art health centre.

15. The Programme, following resident, relative and staff consultation, has safely closed six Council-run care homes. These homes were no longer fit for purpose. Residents moved as follows:

	Grove House	Oakhaven	Willow House	Woolnough House	Windsor House	Morrell House	
In hospital	0	1	5	0	1	0	6%
Haxby Hall	8	6	6	2	0	1	21%
Care Home	7	11	9	7	17	20	65%
Extra Care	1	1	1	0	0	0	3%
Out of area	0	1	1	1	2	0	5%
Home	0	0	1	0	0	0	1%
TOTAL	16	20	23	10	20	21	110

16. The revenue and capital resources freed up by these closures have been re-invested in new provision.

17. Change has been secured without major "shock" to the health and care system in York. This has been achieved by careful planning and co-ordination of resources, by paying close attention to the needs of individuals affected by change and by the investment in Independent Living Services (both at home and in Extra Care facilities) which have diverted demand away from residential and nursing care. However, until considerably more new provision is made available, the health and care system remains vulnerable to sudden change and, even with new provision, is experiencing some significant challenges, most notably that of staff recruitment and retention.

18. The table in Annex 1 demonstrates delivery of the agreed outcomes of the programme when compared to the original aims. It also highlights some delays in delivery including:
- a) A ten week delay in the completion of the new Glen Lodge Extra Care extension due to remodelling the entrance to the existing scheme, delays caused by poor weather, and difficulties getting utilities connected.
 - b) Continued uncertainty regarding Department of Health investment in the Health Centre at Burnholme has delayed progress on this part of the Burnholme Health and Wellbeing campus. We continue to lobby in support of this investment.
 - c) Delay in progressing the new Extra Care facility at Oakhaven, initially because we considered it as temporary homeless person's accommodation until the James House opportunity was identified and, following that, the planning uncertainty regarding the proposed care home at Carlton Tavern has delayed our partner's progress. However, recent public engagement showed support for their scheme and while the planning team express concerns regarding size of the proposed new building and its position on the plot, we now await a decision from our partner regarding the submission of the planning application for this scheme.
19. The next six months of the Programme will see positive activity to drive forward the delivery of the promised accommodation with care, as follows:

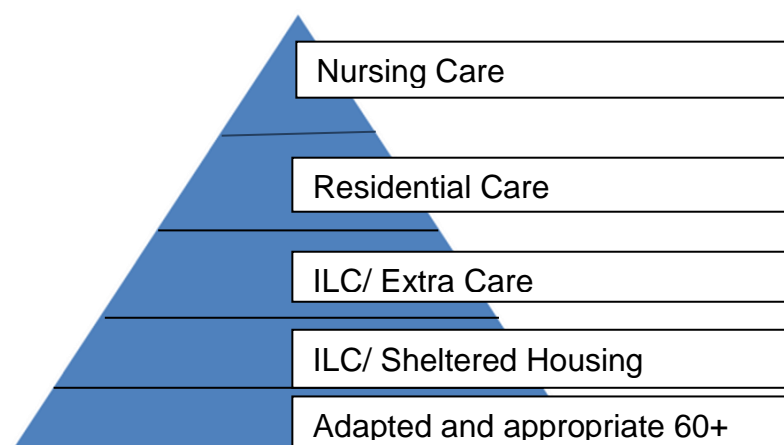
October	Start on site for construction of the 33 home extension to the Marjorie Waite Court Extra Care scheme. Start of site for the 80 bed Burnholme Care Home.
November	Ground breaking for the 64 bed Fordlands Care home.
January '19	Start on site with the Lincoln Court transformation works.
February	Ground breaking for the new Burnholme Sport facilities, part of the Burnholme Health & Wellbeing campus.
March	Appointment of the preferred partner to deliver a new care home on the Lowfield Green site.

A further phase of the Older Persons' Accommodation Programme

20. Building on the success of the current phase of the Older Persons' Accommodation Programme, a further phase allows us to address wider, whole system, issues such as sustaining independent living in

old age, promoting health and wellbeing, allowing easy movement from hospital bed via transitional care (if needed) back to self-reliance and ensuring that the full range of accommodation choices are of the highest quality. To achieve this we will work with health colleagues in the Clinical Commissioning Group and Sustainability and Transformation Partnership plus Social Care and housing colleagues to shape a further programme. The Place Based Improvement Board will also engage and the Programme will benefit from input from the Health & Wellbeing Board.

21. Since early May 2018, consultation has been undertaken with colleagues, partners and stakeholders to ensure that there is a shared understanding of the work of the Programme and ambitions for future work.
22. The provision for older people's accommodation can be represented as a pyramid with care needs traditionally increasing towards the top of the pyramid.



23. The first phase of the Older Peoples' Accommodation Programme has focussed primarily on the top 3 tiers of the pyramid. Addressing our ageing residential care stock and boosting the provision of accommodation for Independent Living with Extra Care. The vision of the Programme is to support older people to live independently with all levels of care needs, to increase the provision of Independent Living stock, develop additional support for people to stay in independent properties and to manage the demand for residential and nursing care.
24. It is therefore proposed that a business case is prepared and presented to Executive in November 2018 for continued investment in a programme of renewal and growth in the provision of accommodation for older people.

Consultation

25. The portfolio holder for Adult Social Care and Health is responsible for this Programme and receives regular briefings and updates on its progress to ensure that it is delivered in a timely and effective manner.
26. Ward Members have been briefed and kept informed.
27. Briefings have also been offered and provided to the York's MPs.
28. The Health, Housing and Adult Social Care Policy and Scrutiny Committee have scrutinised delivery of this Programme and assess and monitor its impact upon the health and social care services in the city. They most recently received a report on the work of the Programme at their meeting on 11th September 2018.
29. The Health and Wellbeing Board will also be kept informed.
30. With regard to consultation on the option to close care homes, we have followed a deliberative approach, delivering sensitive messages in a careful, well managed sequence:
 - a) Briefing key external stakeholders who have been actively involved to date (e.g. Age UK York and York Older People's Assembly).
 - b) Briefing OPH Managers/staff & Care Management colleagues.
 - c) Updating OPH residents/relatives.
 - d) Updating all other stakeholders, including NHS commissioner and provider organisations.
 - e) Media briefing.
31. Structured engagement with neighbours affected by development proposals has formed a key feature of the Programme, as has consistent and on-going engagement with a variety of stakeholders.

Council Plan 2015-2019

32. The Programme is set in the context of the Council Plan for 2015-19 and will contribute to achieving its ambitions. Based on our statutory responsibilities and the aims of the administration, the plan focuses on three key priorities:
 - A prosperous city for all - where local businesses can thrive and

residents have good quality jobs, housing and opportunities;

Facilities built as part of the Programme meet this aim due to increasing the number and quality of available accommodation for older people, and, at Burnholme, delivering facilities which provide learning and community enterprise facilities.

- A focus on frontline services - to ensure all residents, particularly the least advantaged, can access reliable services and community facilities;

The Programme delivers quality housing for residents, particularly that part of York's population which is more vulnerable due to old age, by providing fit-for-purpose accommodation to promote wellbeing. By developing areas such as Lowfield and Burnholme with the older person's accommodation, communities are provided with housing for all generations and needs. Developments such as those are sustainable in that they provide for all of York's population and meet the aim to produce a prosperous city for all.

- A council that listens to residents - to ensure it delivers the services they want and works in partnership with local communities;

At each stage of the program where developments or changes are planned, engagement and/or consultation is undertaken. This is in order to find out the opinions of those affected, and where possible, incorporate their suggestions into plans. Partnerships are created in order to provide facilities and services for community groups. The option to close existing Older Person's Homes was subject to consultation and any modification or closure was discussed at resident's meetings.

33. To support these corporate priorities and under the guidance of the Health & Wellbeing Board, York has developed proposals to achieve a new focus for adult health and social care which delivers:

- a) self care and self management;
- b) better information and signposting;
- c) home is best;
- d) early intervention and prevention;
- e) reablement and intermediate care (targeted resources);

- f) managing long term conditions;
- g) delivering services at a community level where this is desired and possible;
- h) to reduce loneliness and increase social interaction amongst older persons and their communities; and
- i) that York becomes a dementia friendly environment.

Implications

Financial

- 34. The Older Persons' Accommodation Programme has been successful in delivering both its revenue and capital outcomes:
 - a) £3m of ongoing annual revenue expenditure has been devoted to supporting older people to continue to live independently in Extra Care accommodation and to fund those moving to new residential care accommodation, as part of the transformational programme, money which was previously devoted to running the Council's older persons homes.
 - b) Annual revenue savings of at least £500,000 will be delivered by 2019/20, three years ahead of target.
 - c) General Fund capital receipts of at least £8.65m are expected, twice as much as originally planned, with these receipts already committed to transform the health and care infrastructure of York.
- 35. Furthermore, our capacity to block-purchase care beds at the Actual Cost of Care rate (of between £505 for Residential Care and £738 for Nursing Dementia Care) saves the authority significant sums, year on year. For example, we estimate that the block purchase contract for 25 beds at Burnholme will save approximately £1.6m over the life of the contract when compared to spot purchase arrangements.
- 36. £13m of Council Housing Revenue Account capital funds, including Homes England grant, is being spent on delivering new Extra Care accommodation at Glen Lodge and Marjorie Waite Court plus transformed and extended Independent Living accommodation at Lincoln Court.
- 37. Our independent sector and housing association partners have invested

at least another £90m in new build care accommodation.

Legal

38. The activities of the Programme have been guided by legal advisers who have worked in partnership with the commercial procurement team to ensure good procurement and commissioning practice is followed. The Council's contract procedural rules and relevant legislation have been adhered to in achieving these outcomes, in order to avoid challenge.
39. The consideration of the closure of existing Council run older persons' homes has followed a clear and consultative path. There are a number of potential challenges to local authorities during the process of closing care homes which have been considered. Previous advice is held and has been updated by specialist legal colleagues. This advice includes an examination of the application of the Human Rights Act and the Equalities Acts.

Human Resources

40. The staff implications of change have been handled by operational managers, taking advice and supported by the HR team in accordance with Council procedure. During the closure of six care homes we have been able to avoid compulsory redundancies.

Equal Opportunities

41. In considering the closure of care homes the Council must have regard to the public sector equality duty. In summary, those subject to the equality duty must, in the exercise of their functions, have due regard to the need to:
 - Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Equalities Act 2010.
 - Advance equality of opportunity between people who share a protected characteristic and those who do not.
 - Foster good relations between people who share a protected characteristic and those who do not.
42. The Equalities Act 2010 explains that having due regard for advancing equality involves:

- Removing or minimising disadvantages suffered by people due to their protected characteristics.
 - Taking steps to meet the needs of people from protected groups where these are different from the needs of other people.
 - Encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.
43. An Equality Impact Assessment for the Older Persons' Accommodation Programme was produced for the 15 May 2012 Executive Report and was reviewed regularly and most recently updated in November 2017.
44. An OPH Wider Reference Group has been established to act as a sounding board for the development of plans as the implementation of the Programme unfolds.

Better Decision Making Tool

45. The Better Decision Making Tool has been used to guide key recent decisions of the Programme including investment in Sports Facilities at Burnholme and Sports Pitches on the Askham site.
46. The City of York Council aims to develop the city in line with aims set out by One Planet York – where resources consumed and waste produced don't exceed the limit of our one planet. The Older Person's Accommodation Programme met the following aims of One Planet York:
47. *Health and happiness: All residents enjoying long, healthy, independent and safe lives.*

One aim of the Older Person's Accommodation Program was to increase the provision of Extra Care accommodation in the city. This type of accommodation allows older people to maintain a higher level of independence, whilst retaining the safety of a care provision. For this reason, the Programme is in line with this aspect of One Planet York, as it allows a large section of York's population, older people, to live healthily, safely, but still independently. The program has increased extra care provision, which contributes greatly to this aim of the One Planet York initiative.

48. *Equity and local economy: A high skilled, low poverty, low carbon, circular economy aided by a high concentration of businesses.*

Developments under the older person's accommodation such as Lowfield include a cooperative housing scheme, and ventures at The Centre @ Burnholme promote local economy through education and social commercial ventures.

49. *Culture and heritage: Building confident, healthy, inclusive communities and a world class centre for culture, education and learning.*

Integration of different groups in society is promoted through large scale developments which cater to the needs of different generations. By developing whole areas to provide housing requirements of different ages, communities consist of different generations, and are inclusive, preventing isolated groups of younger people and older people. In addition to this, small-scale extensions such as Marjorie Waite Court share entrances with community centres, and Lincoln Court will neighbour the Centre of Excellence for young children. The Burnholme care home will be on the site with The Centre @ Burnholme, preventing isolation from the community for the care home residents. Facilities such as the new Centre @ Burnholme provide great opportunity to the local community.

50. *Land use and wildlife: Conserving and enhancing York's landscapes, built and natural environment and wildlife.*

Developments were delivered on brownfield sites. Environmental Impact Assessments were conducted in order to quantify the impact on existing habitats. As part of construction, relevant new developments employed bat boxes and bird habitats to maintain the availability for wildlife.

51. *Sustainable transport: Reducing the need to travel and using low emission transport to transform York into a nationally acclaimed low emission city.*

Zero carbon: Creating energy efficient buildings, getting most of our energy from renewable sources and ensuring York is climate ready.

Zero waste: Reducing waste, reusing where possible and ultimately sending zero waste to landfill. Segregated bins

As seen at The Centre @ Burnholme, developments encourage sustainable transport. The Centre has opportunity for 2 electric cars to charge, has ample bike storage, and is situated on a bus route, and

there are staff lockers and change facilities for those commuting by bike. The Centre was designed and equipped in order to achieve a Very Good BREEAM standard.

Care buildings are built to be energy efficient, warm and safe, and employ waste management strategies such as segregated waste bins.

Other Implications

52. There are no other implications arising from this report.

Risks

53. The risks associated with the Programme have been carefully managed. Key risks include failure to secure interest in procurement opportunities, failure to secure investment in new accommodation with care and failure to secure planning consent for new accommodation. Each key risk has been carefully managed and, with one or two exceptions, has been mitigated. Risks outstanding include the ability to procure partners to deliver new care accommodation and ongoing planning risks.

	Risk	Control/action	Gross	Net
54.	Anticipated level of capital receipts not realised.	Work closely with partners and CYC finance to maximise capital receipts. Good receipts have been received.	19	1
55.	Incorrect procurement of capital works.	Applying due diligence to ensure Council's normal approach to procurement of capital works.	13	2
56.	Increase in interest rates.	Ensure impact is capped or controlled through the contracts.	13	8
57.	Rising cost of external residential care providers.	Agreement of the Actual Cost of Care rates for a three year period.	19	14

	Risk	Control/action	Gross	Net
58.	Project does not deliver the right number and type of care places required by the city.	Good progress has been made in delivering a range of accommodation with care options across the city.	19	6
59.	Loss of morale for existing OPH staff leading to negative impact on service provided to current OPH residents.	Maintain staff morale and focus through regular briefings. This approach has proved to be successful and is embedded at Haxby Hall as we take that staff team through change.	19	2
60.	Challenge and negative publicity from existing OPH residents and relatives.	Development of good communications via briefings to residents and relative, Executive, group leaders, TUs, OPH Management & Staff, OPH Programme Wider Ref Group, media etc. Reaction to change has been neutral or positive.	19	2
61.	Burnholme - Disposal of redundant school assets not approved by Department for Education.	Consent awarded.	8	0
62.	No long term commitment from NHS Provider Organisations.	Early engagement with CCG as commissioning body. Bidding for development resources.	19	14
63.	Burnholme - Private Sector not attracted to financial viability.	Partner appointed to deliver the care home at Burnholme.	19	8

	Risk	Control/action	Gross	Net
64.	Burnholme - Planning Permission not granted / onerous.	Planning consent awarded for two of the five elements of the development, both without public objection.	18	12
65.	Burnholme - Phasing & Construction Conflict.	Consider in deliberations regarding commercial options.	19	14
66.	Burnholme - Construction Costs exceed pre-tender estimates.	Secure qualified technical advice when considering financial modelling, anticipate need for value engineering.	19	14

Contact Details

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		Report Approved	✓	Date 13 th September 2018
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Wards Affected: All				
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Annexes

Annex 1: Summary of Outcomes against Aims for the Older Persons' Accommodation Programme

Abbreviations:

NHS – National Health Service

OPH – Older Persons' Home, previously referred to as – Elderly Persons' Homes

Background Papers:

19 July 2011	Report to Executive giving formal approval for the commencement of the Programme.
1 Nov 2011	Report to Executive giving the results of consultation and proposed a programme of closures, supported by a further consultation period on proposed closures of Oliver House and Fordlands.
10 Jan 2012	Report to Executive authorising consultation with staff, residents and their families and carers on proposal to close Fordlands and Oliver House, including changes to day care services as a result. Recommendation to close Fordlands and Oliver House.
15 May 2012	Report to Executive noting the successful homes closure and transition for residents
4 June 2013	Report to Executive seeking agreement on modernisation programme. The Council to fund the building of the two new care homes and so retain ultimate ownership of the buildings and the land with care homes designed, built, operated and maintained by an external provider.
3 Mar 2015	Report to Executive seeking approval of revised proposals based on creating new Extra Care Housing and reforming the Council's existing ECH stock; building a new care home on the Burnholme site as part of wider health and community facilities; and working more closely with current care providers to deliver more specialist dementia accommodation across the city.
30 July 2015	Report to Executive seeking approval of the Business Case for the Older Persons' Accommodation Programme and agreement to proceed.
29 Oct 2015	Report to Executive providing the results of the consultation undertaken with the residents, relatives and staff of Grove House and Oakhaven residential care homes to explore the option to close each home with current residents moving to alternative accommodation. Executive agreed to close Grove House and Oakhaven.

29 Oct 2015	Report to Executive regarding securing a viable future for the Burnholme school site in Heworth ward. Following extensive public consultation Members agreed to sanction further work to identify partners to progress the continued community and sports use of the site, complemented with wider health and enterprise services, the building and operation of a residential care home for older people and the provision of housing.
19 May 2016	Report to Executive that obtained consent to begin to deliver the Burnholme Health & Wellbeing Campus and secure a viable future for the former Burnholme Community College site (the Site) in Heworth ward.
14 July 2016	Report to Executive by the Director of Adult Social Care. Agreement to move forward with examination of the development potential for Lowfield, alternatives to closure of Haxby Hall and sanction to consult on the closure of a further two older persons' homes.
28 Sept 2016	Report to the Audit & Governance Committee by the Programme Director, Older Persons' Accommodation, providing an update on progress of the Programme and actions taken to address External Audit recommendations.
24 Nov 2016	Report to Executive by the Corporate Director of Health, Housing and Adult Social Care. The Executive received the results of the consultation undertaken with the residents, relatives and staff of Willow House residential care homes to explore the option to close the home with current residents moving to alternative accommodation, and agreement to close Willow House and sell the site.
7 Dec 2016	Report to Executive by the Corporate Director of Health, Housing and Adult Social Care. The report obtained consent to complete the next phase of delivery of the Burnholme Health & Wellbeing Campus including sanction for the investment of £4.73m in new and refurbished community and library facilities, subject to Department for Education (DfE) approval to dispose of redundant land, as well as £200,000 in urgent repairs and works to the sports facilities on site.
9 Feb 2017	Report to Executive by the Corporate Director of Health, Housing and Adult Social Care. The Executive agreed to sell the site of the former Fordlands Road older persons' home to Octopus Healthcare who propose to develop a residential and nursing care home on the site.

16 March 2017	Report to Executive by the Corporate Director of Health, Housing and Adult Social Care. The Executive received an update on progress made towards delivering health & wellbeing services at Burnholme and agreed to enter into a long lease with a care home developer over a portion of the Burnholme Health & Wellbeing Campus site. Executive also agreed to enter into a head lease over the Community & Library facilities and the disposal of the Tang Hall Library site.
16 March 2017	Report to Executive by the Corporate Director of Health, Housing and Adult Social Care. The Executive received an update on progress made towards delivering an Extra Care facility at Oakhaven on Acomb Road. Executive agreed to sell the Oakhaven site to an Extra Care developer. As part of this procurement the Council will secure nomination rights to 25 affordable rented and discount sale apartments.
31 August 2017	Report to Executive by the Corporate Director of Health, Housing and Adult Social Care. The Executive received the results of the consultation undertaken with the residents, relatives and staff of Woolnough House residential care homes to explore the option to close the home with current residents moving to alternative accommodation, and agreed to close Willow House and the site be examined in accordance with the revised Corporate Asset Strategy and should it be concluded that sale is the preferred option that it be sold forthwith in order to generate a capital receipt to support the wider Older Persons' Accommodation Programme.
31 August 2017	Report to Executive by the Corporate Director of Health, Housing and Adult Social Care and the Corporate Director of Children, Education and Communities. Executive received information on the outcome of public consultation concerning the future of Burton Stone Lane Community Centre and agreed to confirm its closure and approve investment into the provision of a 33 home extension to Marjorie Waite Court Extra scheme to provide accommodation for older people and new community facilities.
28 September 2017	Report to Executive by the Corporate Director of Health, Housing and Adult Social Care and the Corporate Director of Children, Education and Communities. The Executive received information that demonstrated the progress of the Older Person's Accommodation Programme towards delivering over 900 new units of accommodation with care for older people. The

	Executive gave consent to undertake consultation on the option to close two further Council run older persons' homes.
7 December 2017	Report to Executive by the Corporate Director of Health, Housing and Adult Social Care. The Executive received the results of the consultation undertaken with the residents, relatives and staff of Windsor House residential care homes to explore the option to close the home with current residents moving to alternative accommodation, and agreed to close Windsor House and the site to be use being for the Centre for Excellence for Disabled Children and their families and, should this use not be feasible, for housing use and should this use not be possible, then for the site to be sold forthwith in order to generate a capital receipt to support the wider Older Persons' Accommodation Programme.
7 December 2017	Report to Executive by the Corporate Director of Health, Housing and Adult Social Care. The report dealt with two matters, both intended to deliver improved health and wellbeing facilities for York: a) The provision of sports pitches and related facilities on land at Askham (Ashfield Estate) and the granting of consent to lease the pitches to Bishopthorpe White Rose Football Club, delivering the commitments already made by Executive to deliver new football pitches in the West of the city and enable the development of the Lowfield Green site. b) The dispose (by way of a long lease) of land at Burnholme to facilitate the provision of a health hub and the provision of an update on the provision of sports facilities at Burnholme.
25 January 2018	Report to Executive by the Corporate Director of Health, Housing and Adult Social Care. Executive received information on the consultation undertaken with residents, relatives, staff and care providers on the option to transfer Haxby Hall older persons' home into the ownership and management of a partner organisation and, following transfer, to deliver improved care facilities on the site. Members agreed that the Council should procure a provider to deliver and operate an improved facility on the site and sanctioned the scope of the procurement.
15 March 2018	Report to Executive by the Corporate Director of Health, Housing and Adult Social Care. Executive received information on the outcome of an investment review which demonstrates that investment in the long term future of Lincoln Court will allow us to set out a new model for Independent Living

	<p>(Sheltered Housing) in York, called Independent Living. Members agreed that investment be made at Lincoln Court to increase the number of homes from 26 to 34 and to create an Independent Living with Support facility as part of the Older Persons' Accommodation Programme.</p>
20 April 2018	<p>Report to Executive by the Corporate Director of Health, Housing and Adult Social Care. Executive received a report which provided Members with the results of the consultation undertaken with the residents, relatives and staff of Morrell House residential care home to explore the option to close the home with current residents moving to alternative accommodation. Executive agreed to close the home.</p>
12 July 2018	<p>Report to Executive by the Corporate Director Children, Education and Communities and the Corporate Director of Health, Housing and Adult Social Care. Executive agreed to recommend to Council that we invest £2.45m in improved sports facilities at the former Burnholme Community College site, continuing the plans to create a Health and Wellbeing campus. Members also agreed to appoint Greenwich Leisure Ltd to manage the facility and for officers to proceed to submit a planning application for the work and for the proposed.</p>

Annex 1: Summary of Outcomes against Aims for the Older Persons' Accommodation Programme

Aims	Outcomes	
30th July 2015 the Executive approved the Business Case for the Older Persons' Accommodation Programme. This will:		
67. Fund 24/7 care support at Auden House, Glen Lodge and Marjorie Waite Court Sheltered Housing with Extra Care schemes.	Auden House	April 2015
	Glen Lodge	February 2016
	MWC	April 2017
68. Progress with plans to build a 27 home extension to Glen Lodge.	Completed below budget.	
	Move-in date was around ten weeks later than planned. This was due to remodelling the entrance to the existing scheme; delays caused by poor weather, and difficulties getting utilities connected.	
	All new properties have been let and residents and carers report strong satisfaction with the new facilities.	
69. Seek the procurement of a new residential care facility as part of the wider Health and Wellbeing Campus at Burnholme.	A master plan for the Health & Wellbeing Campus at Burnholme developed and secured public support.	
	Our designated developer partner, Ashley House working with HC-One care provider, is appointed to fund, build and operate a new care home at Burnholme. Received planning consent for the Care Home @ Burnholme. Construction will begin shortly.	
	New £5m library and community facility built and opened in June 2018. It is receiving positive public reaction.	
	Planning application for refurbished and extended sports facilities submitted in August 2018.	

	Aims	Outcomes	
		Local support for a new health centre at Burnholme is evident. However, Department for Health funding has not yet been secured and, therefore, a planning application has not been made.	
70.	Seek the building of a new Extra Care scheme at Oakhaven in Acomb.	Developer Ashley House plc have been appointed, who will work with their proposed operator partner Places for People Housing Association. However, the planning decision regarding the care home at Carlton Tavern has delayed their progress. Recent public engagement showed support for their scheme although the planning team express concerns regarding size and location. A decision is awaited from our partner regarding the submission of the planning application for this scheme.	
71.	Encourage the development of additional residential care capacity in York including block-purchase of beds to meet the Council's needs.	<p>Burnholme – 25 bed contract agreed.</p> <p>Haxby Hall – appointment of a preferred partner to deliver 9 care bed contract is nearing conclusion.</p> <p>Lowfield – seek to procure a partner to deliver at least 20 care beds on contract to the Council.</p>	
	Consult on and, if agreed, safely close existing outdated Older People's Homes:		
72.	Closure of York's 225 existing OPH residential care beds by the end of the financial year 2018/19.	Fordlands Road	Closed 2012
		Oliver House	Closed 2012
		Grove House	Closed 2016
		Oakhaven	Closed 2016
		Willow House	Closed 2017
		Woolnough House	Closed 2017
		Windsor House	Closed 2018
		Morrell House	Closed 2018

Aims	Outcomes	
	Haxby Hall	To be transferred as a going concern ensuring ongoing care for existing residents and an increase in capacity in the long term.
7 th December 2016 the executive agreed additions to the Programme:		
73.	Authorising consultation on the option to seek a partner to take over the ownership and management of Haxby Hall with a commitment to deliver improved care facilities on the site.	The partnership option was supported during consultation and following further agreement by Executive, we have identified a partner who can take over and transform the Haxby Hall care home.
74.	Agreeing to the procurement of a new residential care home on the Lowfield Green site.	Outline planning consent was approved on 16 th August 2018 and a partner will be sought to build and operate a care home on the Lowfield Green site.
31 st August 2017 the executive agreed a further addition to the Programme:		
75.	£6.6m investment in 33 homes and extension to Marjorie Waite Court Extra Care Scheme.	Involved closure and demolition of Burton Stone Community Centre. Therefore, tenants were relocated to The Centre @ Burnholme or other facilities in June 2018.
Plans to extend Marjorie Waite Court were drawn up and consultation was carried out.		
Planning permission granted July 2018 and we will shortly appoint the builder to construct the housing and new facilities. Enabling work has begun.		

76.

Aims		Outcomes	
In April 2018, plans sent to the Executive showed the securing of the delivery of up to 933 units of accommodation by 2020, with majority High Care and remainder Low and Medium Care - through the following additions:			
Where	Total	High Care Need	Update
Auden House Extra Care	41	16	As homes become vacant at Auden House, new tenancies are being let to those with higher care needs
Glen Lodge Extra Care	69	37	Fully open and operating well.
Marjorie Waite Court Extra Care	75	25	Construction of the 33 home extension is due to begin in the autumn.
Chocolate Works care home	90	90	Open and operating well.
New Lodge Care Home	44	44	Construction in progress.
New Lodge Extra Care	105	44	Construction in progress. CYC has secured nomination rights to affordable rented homes.
Burnholme Care Home	80	80	Care Home provider and operator chosen and works to commence shortly. 25 beds will be "block purchased" by the Council.
Fordlands Care Home	64	64	64-bed Care Home given planning permission and building works have begun.
Carlton Tavern	74	74	74-bed Care Home planning permission refused. An appeal was turned down. We await an update from the developer as to their future plans for the site.
Green Lane Care Home	66	66	Construction underway.

Aims		Outcomes	
Regency Mews Extra Care extension	25	9	Planning application for 25-bed extension approved Jan 2018. Nominations secured to affordable homes. Awaiting confirmation of construction date.
Lincoln Court (extension)	32	6	Planning application for the re-modelling and extension was submitted in August 2018.
Oakhaven Extra Care	56	24	Developer Ashley House plc have been appointed, who will work with their proposed operator partner Places for People Housing Association. A decision is awaited regarding the submission of the planning application for this scheme.
Lowfield Green Care Home	80	80	Outline planning consent was approved on 16 th August 2018 and a partner will be sought to build and operate a care home on the Lowfield Green site.
New Haxby Hall Care Home	63	63	A partner is identified who can take over Haxby Hall as a going concern ensuring ongoing care for existing residents and an increase in capacity in the long term.
TOTAL	964	722	

Seek to ensure that Extra Care Tenant Structure is in line with national benchmarks.

	No Care (%)	High Care (%)	Scheme	No Care (%)	High Care (%)
77. National Target	30	30	Auden House	30%	20%
			Glen Lodge	35%	26%
			MWC	63%	16%

	Aims	Outcomes																																					
	Finance																																						
78.	<p>Capital Receipts of £4m anticipated from the closure and sale of the following OPHs:</p> <table border="1"> <tr> <td>Fordlands Road</td> <td>£175,000</td> </tr> <tr> <td>Oliver House</td> <td>£650,000</td> </tr> <tr> <td>Grove House</td> <td>£700,000</td> </tr> <tr> <td>Oakhaven</td> <td>£0</td> </tr> <tr> <td>Willow House</td> <td>£400,000</td> </tr> <tr> <td>Woolnough House</td> <td>£575,000</td> </tr> <tr> <td>Windsor House</td> <td>£50,000</td> </tr> <tr> <td>Morrell House</td> <td>£450,000</td> </tr> <tr> <td>Haxby Hall</td> <td>£1,000,000</td> </tr> </table>	Fordlands Road	£175,000	Oliver House	£650,000	Grove House	£700,000	Oakhaven	£0	Willow House	£400,000	Woolnough House	£575,000	Windsor House	£50,000	Morrell House	£450,000	Haxby Hall	£1,000,000	<p>It is expected that £8.65m of capital receipts will be released from the sale of the following OPHs:</p> <table border="1"> <tr> <td>Closed 2012</td> <td>£1,700,000</td> </tr> <tr> <td>Closed 2012</td> <td>£1,800,000</td> </tr> <tr> <td>Closed 2016</td> <td>£1,600,00</td> </tr> <tr> <td>Closed 2016</td> <td>£150,000</td> </tr> <tr> <td>Closed 2017</td> <td>£2,300,000</td> </tr> <tr> <td>Closed 2017</td> <td>£475,000</td> </tr> <tr> <td>Closed 2018</td> <td>£300,000</td> </tr> <tr> <td>Closed 2018</td> <td>£325,000</td> </tr> <tr> <td>Remains open.</td> <td>£0</td> </tr> </table>		Closed 2012	£1,700,000	Closed 2012	£1,800,000	Closed 2016	£1,600,00	Closed 2016	£150,000	Closed 2017	£2,300,000	Closed 2017	£475,000	Closed 2018	£300,000	Closed 2018	£325,000	Remains open.	£0
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79.	<p>The borrowing for the project will be repaid from 2019/20 onwards over a 5 year period being fully repaid by 2023/24.</p>	<p>In 2016 government changed the rules for the funding of transformative projects and it was therefore agreed that the costs of change would be funded from the capital receipts received.</p>																																					
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80.	<table border="1"> <tr> <td>£284k by 2019/20</td> </tr> <tr> <td>£553k by 2023/24</td> </tr> <tr> <td>£9.6m over 25 years</td> </tr> </table>	£284k by 2019/20	£553k by 2023/24	£9.6m over 25 years	<p>The £553k annual savings will be delivered by 2020/21 and are included in the Adult Social Care medium term financial plan. Revenue savings over 25 years are expected to exceed £12.5m.</p>																																		
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