

**Executive**

**28 September 2017**

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, An Update**

**Summary**

1. This report will demonstrate the progress of the Older Person's Accommodation Programme towards delivering over 900 new units of accommodation with care for older people. The report also seeks consent to undertake consultation on the option to close two further Council run older persons' homes.

**Recommendations**

2. The Executive will be asked to:
  - a. Note the contents of the report and the progress being made to deliver the Older Persons' Accommodation Programme.

Reason: So that Executive can be assured that the Older Persons' Accommodation Programme is delivering its objectives.

- b. Agree that, this autumn, a six week period of consultation is undertaken with the residents, family, carers and staff of one of the Council's Older Persons' Homes to explore the option to close the home, with current residents moving to alternative accommodation and that a further report on the outcome of this consultation be received by Executive before a final decision to close is made and that this process is repeated in the first half of 2018 in respect of a further Council operated Older Persons' Home.

Reason: So that the Executive may decide which homes may close having been fully informed of the views of and options available to existing residents.

## Background

3. York's older persons' population is growing rapidly with the number of over 75s expected to increase by 50% over the next fifteen years. The supply of accommodation with care is currently inadequate and, as the population increases, the shortfall will grow if no action is taken, as shown in Table 1, below. The Older Persons' Accommodation Programme was devised to address this problem and by 2020 can halt the increasing shortfall, as shown in Table 2, below. However, further work will be needed in the following decade to keep pace with the growing older persons' population.

Table 1: Demand and Supply of Accommodation with Care

		2014	2020	2030
Estimated Demand based on national benchmarks	Residential Care	1,936	2,156	2,828
	Extra Care	440	490	645
Current provision	Residential Care	1,235		
	Extra Care	110		
<b>Shortfall in provision</b>	<b>Residential Care</b>	<b>-701</b>	<b>-921</b>	<b>-1,593</b>
	<b>Extra Care</b>	<b>-330</b>	<b>-380</b>	<b>-535</b>

Table 2: The impact of planned new provision

		2014	2020	2030
<i>Planned net new provision (subject to planning)</i>	<i>Residential Care</i>		267	
	<i>Extra Care</i>		371	
<b>Shortfall in provision</b>	<b>Residential Care</b>	<b>-701</b>	<b>-654</b>	<b>-1,326</b>
	<b>Extra Care</b>	<b>-330</b>	<b>-9</b>	<b>-164</b>

4. The Council's Executive on 30th July 2015 approved the Business Case for the Older Persons' Accommodation Programme (the Programme). This will:
- fund 24/7 care at Auden House [Fishergate ward], Glen Lodge [Heworth ward] & Marjorie Waite Court [Clifton ward] Extra Care schemes;
  - build a 27 home extension to the Glen Lodge Extra Care scheme;
  - build a new Extra Care scheme at Oakhaven in Acomb [Holgate ward];
  - procure a new residential care facility as part of the wider Health & Wellbeing Campus at Burnholme [Heworth ward]; and

- e. encourage the development of additional residential care capacity in York including block-purchase of beds to meet the Council's needs.
5. Executive on 14th July 2016 agreed the following additions to the Programme:
  - a. the development of a care home on the former Lowfield School site [Westfield ward] as part of a wider redevelopment of the site; and
  - b. examination of options for the future of Haxby Hall older persons' home [Haxby & Wigginton ward] as an alternative to closure.
6. Executive on 31<sup>st</sup> August 2017 agreed that the Programme should be further extended to deliver an additional 33 new units of Extra Care accommodation by extending Marjorie Waite Court onto the current site of Burton Stone Community Centre after closing that community centre [Clifton ward].
7. The Programme is overseen by a Programme Board, chaired by the Deputy Chief Executive and Director Customer and Corporate Services. It also reports to an external stakeholder panel and has regularly reported to, and been scrutinised by, the Health and Adult Social Care Policy and Scrutiny Committee and the Audit & Governance Committee.
8. The Council's external auditors have twice reviewed governance and management of the Programme and report satisfaction with the arrangements in place. They have asked that regular updates on the Programme be given to Executive and this report forms one of those regular updates.

### **The Update**

9. Good progress is being made with the Programme and confidence is held in its ability to deliver the outcomes required by Executive. The following paragraphs provide an update on progress.

#### New Extra Care Provision

10. 24/7 Extra Care provision is now in place at Auden House on Cemetery Road, Glen Lodge in Heworth and Marjorie Waite Court in Clifton. A recent review reveals increasing number of customers with high care needs now live in these facilities as an alternative to residential care.
11. Construction is nearly complete of the 27 home extension to Glen Lodge, providing dementia-ready accommodation at this Council-operated Extra Care facility. The project has received a £850,500 grant

from the Homes & Communities Agency and is expected to be completed within budget. However, the move-in date is approximately ten weeks later than originally planned, partly because we decided to re-model the entrance to the existing scheme and, therefore, delayed completion until this was ready. Delays were also caused by poor weather and difficulties getting utilities connected.

A public open day will be held to show neighbours and other stakeholders what has been achieved.

To date 13 homes have been pre-allocated and further applicants are being assessed for letting. We anticipate the first customers moving in by early November 2017.

12. We have procured and appointed Ashley House plc as our partner to construct an Extra Care facility on the site of Oakhaven older persons' home on Acomb Road. They propose a 56 home mixed tenure facility and are currently refining designs prior to submission of a planning application in the autumn. They are also finalising the appointment of a Housing Association partner to operate this facility. The delivery of this scheme is running later than originally planned as this procurement was launched later than anticipated due to lengthier examination of the procurement and legal options associated with the plan. Further delays have occurred as Ashley House develop their design. At present we would expect completion of the building, subject to grant of planning permission, in Q3 2019 at the earliest.
13. Executive in August gave consent to build a £6.6m, 33 home extension to the Marjorie Waite Court Extra Care scheme, delivering 29 apartments and 4 bungalows, both to rent and to buy. Designers have been appointed and we will now apply for planning permission. Subject to the grant of planning permission, construction work can begin in Q3 2018. We plan for completion by Q4 2019. The new building will be funded primarily by the Housing Revenue Account – drawing upon recycled Right to Buy receipts, other monies held and borrowing – with the General Fund meeting the cost of enabling the works and funding the community facilities on the site.
14. Planning permission has been granted to the Joseph Rowntree Housing Trust for a 105 home Extra Care facility and a 44 bed care home in New Earswick. The Council has secured nomination rights to homes in this scheme and construction is expected to begin in Q3 2017 with the first of the new homes available in Q2 2019, later than expected.

15. A planning application has been submitted for a 25 home extension to the Abbeyfield Society Extra Care facility at Regency Mews. The Abbeyfield Society have been awarded Homes & Communities agency grant to help fund this development which will be mixed tenure (with homes to buy and homes to rent) and will provide some specialist accommodation for people with dementia. Pre-planning public engagement showed support for the scheme. However, immediate neighbours have expressed objection to the development, primarily on the grounds of traffic generation.

#### New Residential and Nursing Care provision

16. We have procured and appointed Ashley House working in partnership with HC One to construct and operate a care home on the Burnholme Health & Wellbeing Campus site and they have submitted, in early August, the planning application for the new 80 bed residential and nursing care home on the site. This will provide residential, nursing and dementia services and the Council will contract with HC One to purchase 25 care beds for up to fifteen years, at our Agreed Cost of Care rate.
17. Plans for the development of a care home, health hub, homes (including bungalows and apartments for the over 55s) and public open space at Lowfield Green, in their final draft form, were the subject of further public engagement in July. Engagement has shown support for the proposed development. However, there is strong objection to the development from the Save Lowfields Playing Field Action Group. We will be ready to submit the planning application for this proposed development in September 2017. Later in the autumn Executive will be asked to decide if we are to build the new homes ourselves or sell the land so that another developer can do so.
18. In parallel to the Lowfield plans, we are also progressing plans for new sports pitches at the Ashfield Estate land off Tadcaster Road and will bring a further report on this matter to Executive in October 2017.
19. Members have given sanction for Officers to seek a sustainable future for the Haxby Hall older persons' home and to consult residents, relatives, interested parties and staff of Haxby Hall on the option to seek a partner who will take over its ownership and management with a commitment to build a new care home on the site in the near future to deliver modern residential and nursing care accommodation. Market testing of the proposal was undertaken with potential partners in early September and consultation with residents, relatives and carers will begin later this month. The results of this consultation will be brought to

Executive in November 2017. Should it be agreed that transfer should take place, we will seek a partner over the winter and expect transfer to take place in mid to late 2018.

20. Octopus Healthcare Development Ltd have entered into a contract to purchase the site of the former Fordlands Road Older Persons' Home (which closed in 2011) subject to Octopus obtaining planning permission (on terms reasonably acceptable to them) for construction of a care home of at least 64 beds of residential and nursing care on the site. If that condition is satisfied by the date specified in the Contract then Octopus will acquire the site from the Council. The transfer to Octopus would be subject to a covenant that the site can only be used for the operation of a care home, though that covenant will expire/be released once construction of the proposed new care home is completed.

The proposals for a care home on this site were well received by local residents during public engagement with many expressing the view that they preferred a care home on the site in preference to any other type of development. Octopus submitted their planning application for this development in August and, subject to award of that consent, Octopus have indicated that they intend to begin construction in early 2018 with completion in early to mid 2019.

21. Joseph Rowntree Housing Trust have been granted planning permission to construct a 44 bed residential and nursing care home as part of their proposed New Lodge development in New Earswick. Construction is expected to begin in Q3 2017 with the new care beds available in Q2 2019.
22. The 90 bed care home at the Terry's Chocolate Works is now open and is being occupied. Its design and approach to care has been well received.
23. A planning application remains under consideration for a 79 bed residential and nursing care home on the site of the Carlton Tavern on Acomb Road. The proposal is welcomed from a care provision perspective but has received opposition from those who do not wish to see the loss of a public house located in a Victorian villa on this site. A decision on this application is due shortly and, should consent be agreed, construction is likely to begin in early 2018 and the care home complete by Q2 2019.

### The Burnholme Health & Wellbeing campus

24. The transformation of the Burnholme school site to create a health and wellbeing campus is approved and is progressing well.
25. Enabling works and demolition of unwanted classrooms are complete.
26. Planning consent for the new community & library facilities was granted in December 2016 and works begun on site in June 2017. Good progress is being made and completion is expected in May 2018.
27. We continue to work with Priory Medical Group to deliver a Health Hub with GP facilities and an urgent care centre at Burnholme. Unfortunately, their bid for NHS Transformational Capital Funding for primary care facilities, while supported by the local Clinical Commissioning Group, is unlikely to be approved by NHS England. The health practice, therefore, plan to fund the development themselves. Designs for the new facility will be the subject of public engagement in the autumn and a planning application will be submitted later in the autumn of 2017. Should planning consent be awarded, completion of the health centre is expected by Q2 2019.
28. Plans for investment in the improved sports facilities and playing pitches and new management arrangement are being drawn up and we will seek Executive approval for these proposals later in 2017.
29. Design for the new homes on the site will begin shortly and should it be decided that the Council build these homes, in preference to selling the land for development, then construction could begin in the second half of 2018 subject to obtaining planning permission and the appointment of building contractors.

### Existing Council run care homes

30. Grove House, Oakhaven and Willow House older persons' homes have closed, with residents moving safely to other homes. Some residents have been able to move back into independent living.
31. St John's Mews York Ltd have entered into a contract to purchase the site of the former Grove House Older Persons' Home subject to them obtaining planning permission (on terms reasonably acceptable to them) for construction of apartments on the site. If that condition is satisfied by the date specified in the Contract then they will acquire the site from the Council. Willow House will also be sold and the capital receipts from the sale of both Grove House and Willow House will be

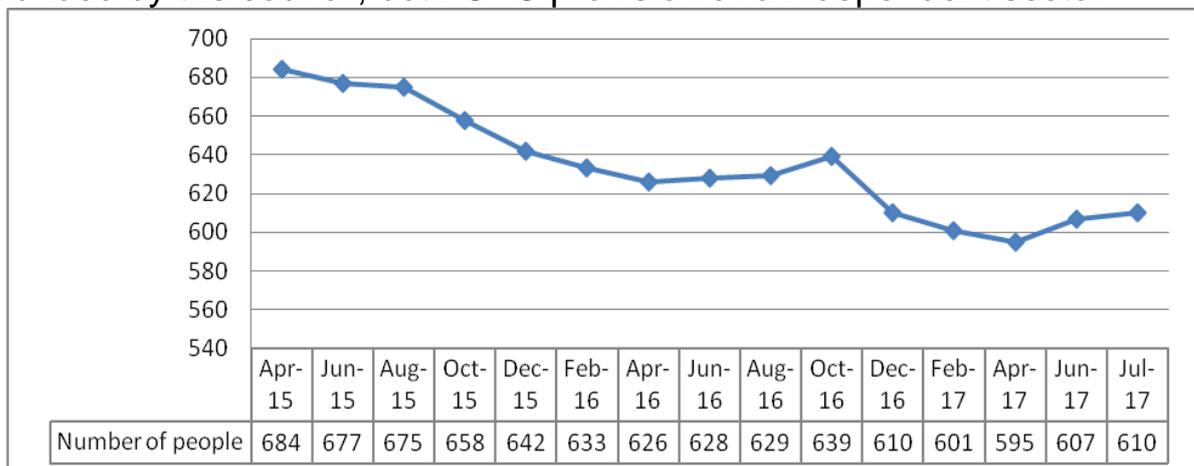
used to further the aims of the Programme. Offers for both sites have significantly exceeded expected receipts.

32. Executive on 31<sup>st</sup> August 2017 agreed to close Woolnough House and residents have now begun to move safely to new accommodation. The last permanent resident is expected to move in October and short-stay and step-down provision will be provided elsewhere. We expect some of the residents who use the step-down facilities at Woolnough House to move to the new Extra Care accommodation at Glen Lodge when it opens in November.
33. We are evaluating new uses for the Woolnough House site, including both care and housing options, and will decide shortly whether one of these uses is most suitable or whether the site should be sold.
34. Subject to the granting of consent from Executive at this meeting, the remaining two Council-run older persons' care homes [Windsor House in Westfield Ward and Morrell House in Clifton Ward] will be the subject of consultation on the option to close, with one consultation held in the autumn of 2017 and one held in the spring of 2018.

### The operation of the care market in York

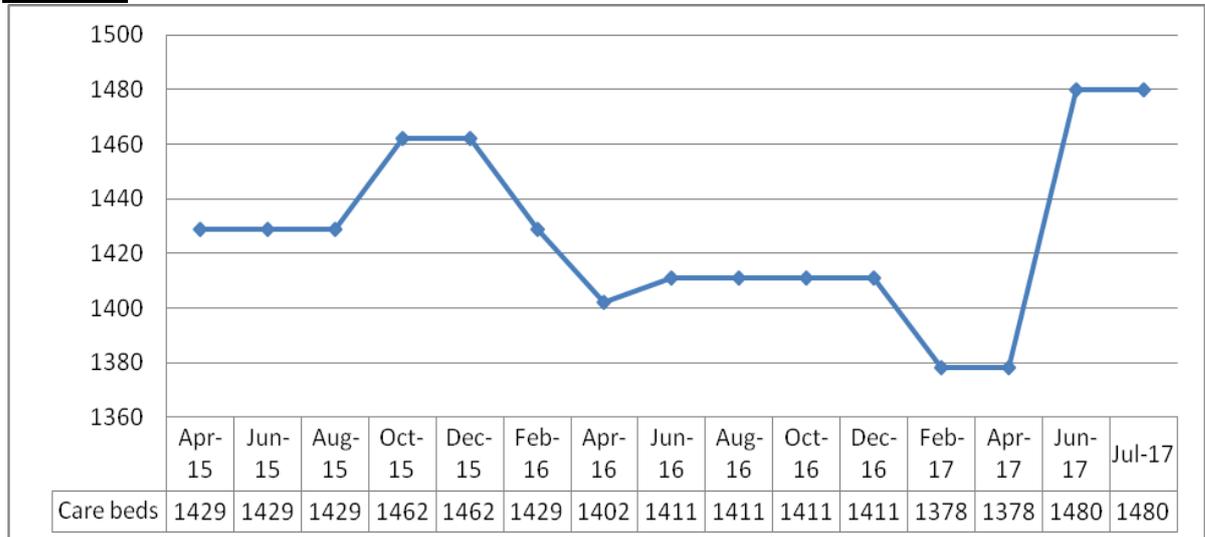
35. As the Programme has progressed, and as we continue to work to support people to living independently in their own home, we have seen a slow but steady reduction in the number of older people who are supported by the Council to live in permanent residential and nursing care, as shown in Table 3. However, this records the number of people who the Council fund in care; with the rising older persons' population we expect the total number of people in care to rise, hence the need for additional capacity.

**Table 3:** Numbers of people in permanent residential and nursing care funded by the council, both CYC provision and independent sector



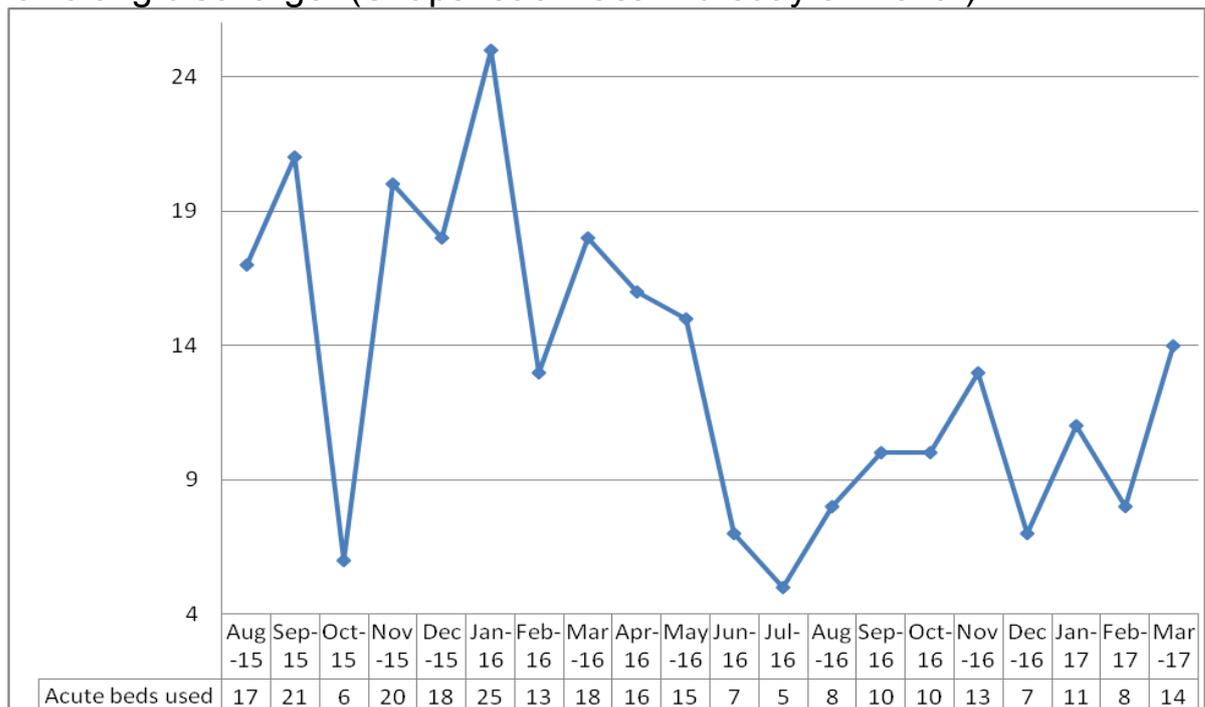
36. At the same time, the total number of care beds available for use has initially fallen (as Council-run homes are closed) and is now beginning to increase as new provision, such as The Chocolate Works, is brought into use, as Table 4 shows.

**Table 4: Care beds available for use**



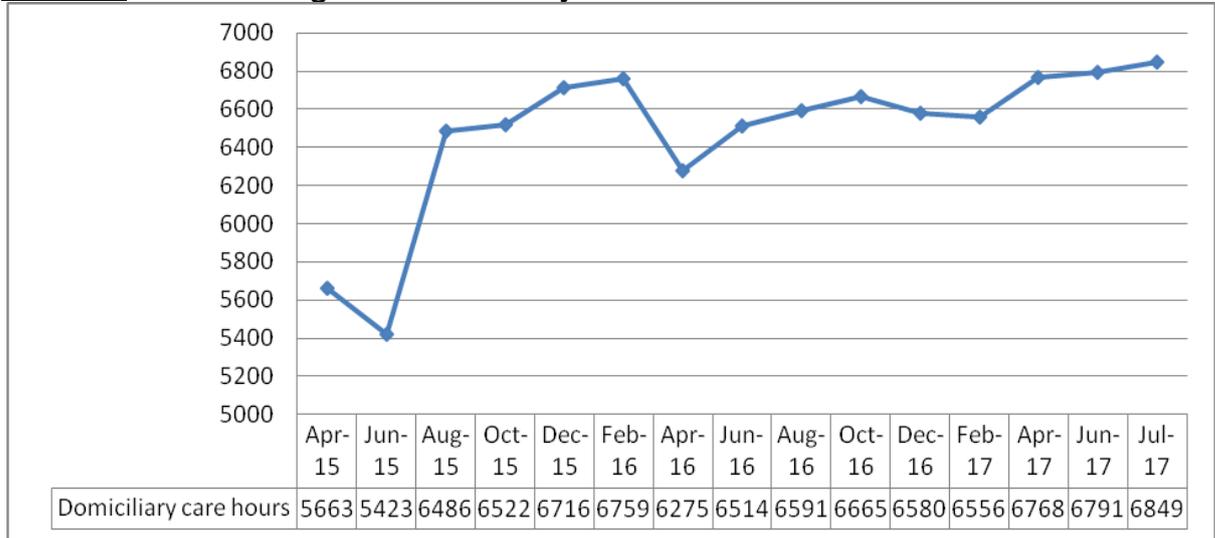
37. The changes in the number of residential care beds over the same period and including the closure of Grove House, Oakhaven and Willow House, does not appear to have had a detrimental effect upon the number of people awaiting discharge from hospital, as the graph in Table 5 shows.

**Table 5: Numbers in acute hospital beds occupied by someone "awaiting discharge" (Snapshot on last Thursday of month)**



38. Finally, we see from the trend in use of domiciliary care over the same time period that more activity is recorded, suggesting that those with higher care needs are being helped to continue to live independently at home, as Table 6 shows.

**Table 6: Net change in domiciliary care hours**



39. The longer term position regarding the demand and supply of accommodation with care, as described in paragraph 3 and Table 1, is that the rising population will place continuing pressure on the need for Extra Care, residential and nursing care accommodation despite the efforts and intentions of Future Focus and other initiatives designed to help support people to live independently in their own home. Therefore, our efforts must remain focused, particularly in the decade following 2020.

## Key Milestones

40. Key milestones in the Programme are:

Date	Milestone
Q4 2016	Executive approval regarding the option to close a third care home, Burnholme Community & Library investment, a sustainable future for Haxby Hall and the Lowfield Green redevelopment.
Q1 2017	Appointment of a partner to deliver the Burnholme care home. Appointment of a partner to deliver the Extra Care facility at Oakhaven.
Q2 2017	Burnholme community facilities start on site.
Q3&4 2017	Consideration of Burnholme care home planning application.
Q4 2017	Complete Glen Lodge extension.
Q4 2017	Submit Oakhaven Extra Care facility planning application.
Q1 2018	Burnholme care home start on site.
Q3 2018	Oakhaven Extra Care facility starts on site.
Q3 2018	Marjorie Waite Court extension starts on site.
Q3/4 2018	Haxby Hall “transfer of undertaking” can take takes place
Q1 2019	Complete Fordlands care home.
Q2 2019	Complete Burnholme care home.
Q2 2019	Complete 25 home extension to Regency Mews.
Q3 2019	Complete Oakhaven Extra Care facility.
Q3 2019	Complete Phase 1 of the New Lodge Care development.
Q4 2019	Complete Marjorie Waite Court extension.

## Outcomes

41. The Programme is expected to deliver the following outcomes:

<b>OPAP initiative</b>	<b>Quantity of Accommodation</b>
<b>Residential &amp; Nursing Care</b>	
Chocolate Works Care Home	90
Burnholme Care Home	80
Fordlands Care Home	64
Carlton Tavern	79
New Lodge Care Home	44
Lowfield Green Care Home	70
Haxby Hall new build (provisional)	65
<i>TOTAL Residential &amp; Nursing provision</i>	<i>492</i>
<b>Extra Care</b>	
Auden House; move to 24/7 care	41
Glen Lodge to 24/7 care	42
Marjorie Waite Court to 24/7 care	42
Glen Lodge – extension	27
Marjorie Waite Court – mixed tenure extension	33
Oakhaven – mixed tenure new provision	56
New Lodge, New Earswick	105
Regency Mews extension	25
<i>TOTAL extra care provision</i>	<i>371</i>
<b>Housing for the over 55s/downsizing</b>	
Lowfield Green over 55s accommodation	44
<b>TOTAL new provision</b>	<b>907</b>
Closure of existing OPHs, subject to consultation	-225
<b>TOTAL NET NEW PROVISION</b>	<b>682</b>

## Council Plan 2015-2019

42. 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;
- a focus on frontline services - to ensure all residents, particularly the least advantaged, can access reliable services and community facilities; and
- a council that listens to residents - to ensure it delivers the services

they want and works in partnership with local communities.

43. 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**

44. The Programme is on track to deliver an agreed recurring annual saving of £284,000 from 2019/20 rising to £553,000 in 2023. The achievement of this savings target remains under regular review.
45. Capital receipts from the sale of older persons' homes that have closed has exceeded expectations and the capital position of the Programme is therefore healthy.

### **Legal**

46. Legal services have been involved in the development of the Programme and their advice incorporated. Further examination of the legal implications of the various property and procurement elements of this Programme will be undertaken as proposals are developed further and brought forward for due consideration, as we progress with the various elements of the Programme.
47. Legal advice has been sought and is followed to guide the consultation on the option to close or transfer care homes.
48. Department for Education consent has been granted for the disposal/change in use of former school land at Burholme and they have also confirmed that no such consent is needed for Lowfield Green

because of the elapse of time since the school closed.

## **Human Resources**

49. The HR implications of the Programme are regularly under review and implications are the subject to specific reports and decisions.

## **Equalities**

50. An Equality Impact Assessment for the Programme and its parts is in place and is regularly updated. It particularly highlights the positive implications of the Project for the health, security and wellbeing of all residents. This has and will continue to be updated as the project progresses.
51. An Older Persons' Accommodation Project Board and a Reference Group have been established to act as a sounding board for the development of plans as the implementation of the Project unfolds. The project team also continues to use established channels to communicate with, and gather the views of, members of the local community, partners, stakeholders and staff.

## **RISKS**

52. Key risks are kept under review and mitigations are pro-actively managed.
53. One key risk currently presents itself: the granting of planning consents for new developments. At this stage of the Programme, with a number of planning consents imminent, a key risk remains the failure to secure planning consent for new provision. This risk is mitigated by carrying out public engagement prior to the submission of each planning application and seeking to reflect, where possible, local concerns into re-design. However, change is opposed by various interested parties. The Planning Authority will need to give due regard to the immediate concerns of residents and the longer term needs of the city and its citizens.
54. Recent progress in mitigating risks include:
  - a. The operation of a healthy care market which has seen an increase in the number of people who are able to continue to live at home with care support, reducing the number of people we support to live in residential or nursing care homes.
  - b. A strong interest in new provision from independent sector partners

willing and able to invest in York.

- c. The acceptance of good offers for sites sold has helped considerably in reducing the funding risk of the Programme.
- d. Department for Education consent has been granted for the disposal/re-use of the Burnholme school site and they have confirmed that no consent is needed to dispose of the Lowfield site.

55. Other risks and their mitigations can be summarised as follows:

ref	Risk	Mitigating Action
a)	Options for accommodation for older people do not match the expectations and aspirations of current residents.	A wide range of options are made available and current residents are supported to assess these against their needs and wishes.
b)	Those with high care needs and their carers/advisers/assessors do not recognise Extra Care accommodation as suitable because there are limited examples in York of this type of accommodation and the care pathways are unclear.	A dedicated care manager will work with residents to explore with them and their relatives how Extra Care operates, how it can be a flexible model for those with high care needs and how it operates elsewhere as a viable alternative to residential care.
c)	Insufficient funding to deliver all elements of the project.	The Programme financial model is regularly reviewed and is expected to deliver both its revenue and capital targets.
d)	Title / related property issues, incorrect procurement of capital works and/or development.	Applying due diligence to ensure Council's normal approach to the disposal of land, procurement of capital works and/or a development partner is applied.
e)	Increase in interest rates would impact negatively on borrowing.	An interest rate sensitivity test has been run against the Programme and it remains affordable.
f)	Risk of the new developments/deals driving up the price the Council pays to external residential care providers	Undertaking negotiations with Independent providers. Actual Cost of Care rates agreed and is proving to be at a level to secure beds.
g)	Loss of OPH staff morale leading to negative impact on service	Maintain staff morale and focus through regular, open and honest

ref	Risk	Mitigating Action
	provided to existing OPH residents	briefings/updates; engagement through OPH Managers and staff groups; investment in staff training, support & development.
h)	The cost of any associated redundancy is greater than estimated.	The financial model has been “stress tested” to assess the impact of a 50% increase in the cost of staff change and is still viable. Staff change will be managed carefully in order to minimise cost and legal risks.
i)	Challenge and negative publicity from existing OPH residents and relatives, OPH staff/TUs, other stakeholders, opposition parties, wider public	Development of well planned Communications approach through briefings to Residents and relative, Executive, group leaders, TUs, OPH Management & Staff, OPH Review Wider Ref Group, Media.

### Contact Details

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		<b>Report Approved</b>	✓	<b>Date</b> 14 <sup>th</sup> Sept 2017
<b>Specialist Implications Officer(s)</b> Legal – Cathryn Moore (Ext 6006) and Gerry Allen (Ext 2004) Finance – Debbie Mitchell (Ext 4161) and Steve Tait (Ext 4065) Property – Tim Bradley (Ext 3355) and Ian Asher (Ext 3379)				
<b>Wards Affected:</b> All Wards				
<b>For further information please contact the authors of the report</b>				

## 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 <b>Site</b> ) 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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.
9th 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.

<p>16<sup>th</sup> March 2017</p>	<p>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 &amp; wellbeing services at Burnholme and agreed to enter into a long lease with a care home developer over a portion of the Burnholme Health &amp; Wellbeing Campus site. Executive also agreed to enter into a head lease over the Community &amp; Library facilities and the disposal of the Tang Hall Library site.</p>
<p>16<sup>th</sup> March 2017</p>	<p>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.</p>
<p>31<sup>st</sup> August 2017</p>	<p>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 older persons' home to explore the option to close the home with current residents moving to alternative accommodation, and agreed to close Willow House and explore options for its future use or, if none were found, to sell the site.</p>
<p>31<sup>st</sup> August 2017</p>	<p>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 on the outcome of public consultation concerning the future of Burton Stone Lane Community Centre and agreed to close the Centre and approved 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.</p>