

By: Christy Holden – Head of Strategic Commissioning – Accommodation Solutions

To: Graham Gibbens – Cabinet Member for Adult Social Care and Public Health

Subject: **EXTRA CARE HOUSING** - 14/00031 – Thomas Place and
14/00032 – Wylie Court

Summary: To support the Cabinet Member in taking the Decisions listed
above

FOR DECISION

Introduction

1. (1) Kent County Council's stated priority through its business plans and the emerging Accommodation Strategy is to develop more extra care housing across the County recognising that it is a genuine alternative to long term residential care provision.

(2) Housing is the statutory responsibility of the district councils and the commissioning of the care provision that, together with the accommodation, determines the service as extra care housing is the responsibility of the County Council. In order to make sure that the care service commissioned is targeted at the right level of people, nominations agreements are developed between the registered housing provider, the district council and KCC.

(3) Nominations agreements are not standard as it will depend on the terms in which the agreements are negotiated with the Registered Providers but there are some common themes. These are, in the main:

- The individual must be eligible to access the district council's housing register
- The flats must be advertised through Choice Based Lettings or the district councils chosen allocations process
- The individual must have a care need assessed by a care professional and supported by the Kent Agency Assessment
- A lettings panel meets to discuss and prioritise the needs of the individual to the available flat

Context

2. (1) Kent County Council has access to 400 flats of extra care in the County through nominations agreements. The emerging Accommodation Strategy determines that there should be in the region of 3000 flats in order to deliver efficiencies and better outcomes for people as a direct alternative to residential care.

(2) A Nominations agreement has recently been negotiated with Orbit South for 81 flats of extra care in Deal on the former Sampson Court site. This was entered into under the decision to lease the site to Orbit for 25 years. Nominations Agreements have been negotiated with Amicus Horizon for 51 flats at Wylie Court (Regis Gate) in Sittingbourne and Housing 21 for Thomas Place in Maidstone.

Key Issues

3. (1) The nominations agreements for Thomas Place and Wylie Court (Regis Gate) have no financial consequence to KCC in terms of ongoing rental on void apartments where this has been an issue in the past. The requirement for a key decision is for KCC to enter into a legal agreement with the registered providers and the local authority and sets the terms in which the flats will be advertised and allocated making sure there are voting arrangements and dispute resolution arrangements. It will mean that KCC is able to prioritise those in the greatest need to access the care provision commissioned by the County Council.

The decision to be taken against both nominations agreements is to delegate the responsibility for the Director of Older People and Physical Disability to sign the agreements at the point in which all legal documents are able to be signed by the representative lawyers.

Financial Implications

4. (1) No financial consequence of the agreement. Better use of resources for commissioned care activity by prioritising those in the greatest need.

Legal Implications

5. (1) Legal services require a Cabinet Member decision to enter into the legal agreement.

Personnel and Training Implications

6. (1) Training of key personnel will be required for the Lettings Panel and for individuals to understand their role in the nominations agreement. Furthermore, a session will be held with the local team introducing the new extra care development so that suitable individuals can be considered.

Property Implications

7. (1) None

Equality Impact Assessment

8. (1) Not applicable to the decision of signing the nominations agreement

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