

**SURREY COUNTY COUNCIL****CABINET****DATE: 16 JULY 2019****REPORT OF: MRS SINEAD MOONEY, CABINET MEMBER FOR ADULTS****LEAD OFFICER: SIMON WHITE, INTERIM EXECUTIVE DIRECTOR ADULT SOCIAL CARE****SUBJECT: ADULT SOCIAL CARE ACCOMMODATION WITH CARE AND SUPPORT STRATEGY FOR EXTRA CARE HOUSING FOR OLDER PEOPLE AND INDEPENDENT LIVING SCHEMES FOR ADULTS WITH A LEARNING DISABILITY AND/OR AUTISM****SUMMARY OF ISSUE:**

The care and support system in Surrey is under significant strain and is facing long and sustained financial challenges. This is due to the following reasons.

Firstly, Surrey's population is growing rapidly. By 2030 over 22% of its residents will be aged 65 and over compared to 19% in 2018. In addition the number of adults with a learning disability and/or autism in Surrey is projected to rise in line with the general population. The 2017 Surrey Joint Strategic Needs Assessment estimated an increase of circa 10% over the next 10 years for this population group<sup>1</sup>.

Secondly, there is a shortage of affordable residential and nursing care home beds that are in line with Surrey County Council's (SCC) guide price. Currently approximately 40% of placements are made within our guide price. The largest area of expenditure in terms of types of care provision for Adult Social Care (ASC) are specialist home care and residential placements.

Thirdly, there is insufficient specialist accommodation provision for both older people and working age adults with a learning disability and/or autism, and additional capacity is required urgently to support them to remain in their communities. National benchmarking suggests that, for accommodation options for older people, Surrey's biggest gap in provision is extra care. It also shows that SCC funds a much higher percentage of people with a learning disability and/or autism in residential care than most. Furthermore there are growing numbers of young people with learning disabilities and/or autism who will need appropriate accommodation arranged as they transition from Children's Services to ASC.

This paper sets out SCC's strategy to deliver accommodation with care and support by 2030 that will enable people to access the right health and social care at the right time in the right place, with appropriate housing for residents that helps them to remain independent, achieve their potential and ensures nobody is left behind.

<sup>1</sup> <https://www.surreyi.gov.uk/jsna/>

## RECOMMENDATIONS:

It is recommended that Cabinet:

1. Confirms its commitment to the Adult Social Care Accommodation with Care and Support Strategy as approved by Cabinet on 30 October 2018.
2. Endorses its ambition to deliver:
  - a. sufficient units of affordable extra care housing to reduce SCC's reliance on traditional residential and nursing care over the next ten years; and
  - b. sufficient additional units of independent living to support people with a learning disability and/or autism over the next five years.
3. Agrees that the existing pipeline schemes that have been identified as suitable for extra care housing:
  - a. are assessed against the criteria and the process set out in the Asset and Place Strategy; and
  - b. have full business cases developed and submitted to Cabinet for consideration and (if appropriate) approval at its meeting in October 2019
4. Endorses the use of available delegated powers to acquire individual units in existing or new developments, and for larger acquisitions to be brought forward to Cabinet for approval.
5. Agrees that the overall programme should be included in the budget report and capital programme to be brought forward in January 2020.
6. Agrees that all other existing vacant sites are reviewed in accordance with the Asset and Place Strategy for their potential development as extra care or independent living accommodation, and that suitable sites are brought forward to Cabinet for approval once the business case is developed.
7. Agrees to resource a dedicated team within Adult Social Care to deliver the project in line with the Accommodation with Care and Support Strategy.

## REASON FOR RECOMMENDATIONS:

The above recommendations have been made to ensure we deliver our Accommodation with Care and Support Strategy and our Community Vision for Surrey 2030.

## DETAILS:

### A Community Vision for Surrey in 2030

8. In 2018 SCC embarked on a large scale engagement activity with residents, staff, members, partners and businesses to shape our vision for Surrey in 2030. Together we agreed that;

*'By 2030 we want Surrey to be a uniquely special place where everyone has a great start to life, people live and healthy and fulfilling lives, are enabled to*

*achieve their full potential and contribute to their community, and no one is left behind.'*<sup>2</sup>

9. It is essential that the care and support provided by ASC enables us to deliver our Community Vision for 2030 and promotes the independence of the individual in all scenarios. Through our Accommodation with Care and Support Strategy we will actively work to enable people to access the right health and social care at the right time in the right place through the delivery of the most suitable accommodation with care and support for Surrey residents.

### **Our new delivery model for accommodation with care and support**

10. Across ASC we are taking a 'strengths based' approach to the delivery of care and support. This means we will work with residents focussing on their wellbeing, setting goals and outcomes. We will have high expectations that the people we work with will reach the highest level of independence that is possible for them.
11. Due to a lack of alternative options, SCC currently relies too heavily on placing older people and individuals with learning disabilities and/or autism in a residential setting. This institutional approach limits our ability to support individuals to increase their independence, enable them to live healthy and fulfilling lives, and achieve their full potential in the community. This is especially true for a significant number of people who must be placed outside of Surrey due to the lack of suitable alternatives.
12. There are 1,075 (at May 2019) individuals with a learning disability and/or autism in residential care and 2,896 older people that are placed in SCC funded residential and nursing setting. The average cost of placing an individual with a learning disability and/or autism in a residential setting is £77,000 per annum and for an older person it is £38,000. Furthermore SCC has one of the highest spends per capita for learning disabilities in the country. These figures are presented in Annex 1. For avoidance of doubt this does not include individuals with physical and sensory disabilities or a long term mental illness.
13. SCC's ambition is to commission accommodation with care and support for both adults with a learning disability and/or autism and older people that is focused on enabling independence and maximising individual choice and control. There are a variety of sustainable accommodation with care and support models in existence and SCC intends to commission independent living and extra care. These are defined in Annex 2.

### **Strategic Ambition**

#### **Extra Care**

14. The Housing Learning and Improvement Network (HLIN) has set out a consistent methodology for calculating extra care future demand. This states that demand for

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<sup>2</sup> <https://www.surreycc.gov.uk/council-and-democracy/finance-and-performance/our-performance/our-organisation-strategy/community-vision-for-surrey-in-2030>

extra care is likely to be required at 25 units per 1,000 population aged 75 plus, and that the rental element of this demand is based on local market factors.<sup>3</sup>

15. Based on Surrey's population metrics, it has been calculated that extra care rental provision will need to expand by an additional 725 units across the county so that, by 2028, over 1,150 units will be available. This information is presented in Annex 3.

### **Independent Living**

16. SCC currently funds 1,075 people with a learning disability and/or autism in residential care and spends £84m per year. Benchmarking undertaken shows that SCC is a very significant outlier both in terms of the total amount spent on supporting people with learning disabilities and/or autism and the proportion spent on supporting people in residential care. Our strategic ambition is to reduce the number of people with a learning disability and/or autism in residential care by 40-50% over the next 5 years by expanding the development of new independent living provision. As set out in the financial implications section below, this strategy will also deliver significant financial benefits to SCC. If this strategy is not pursued then SCC's expenditure on learning disability residential care provision will continue to grow at an unsustainable rate, severely limiting the ability to meet future demand without additional resources.
17. ASC has undertaken a review of the current cohort of people with a learning disability and/or autism in residential care and has identified circa 550 people who are likely to be suitable to move to alternative independent living provision. SCC spends £49m on their care and support. It is estimated that around 75% of these people could move to independent living. Therefore it is estimated that a minimum of circa 410 independent living places will be required. Everyone currently in residential care will be offered the opportunity and encouraged where appropriate to move into independent living and so more additional units may be required. The identified cohort will be the main focus of the programme.
18. In addition to the people already funded by SCC, it is estimated that around 90 new people per year with a learning disability and/or autism will require accommodation funded by SCC. The vast majority of these people will be individuals who transition from services funded by Children's, Families, Learning and Culture. The aim will be to support all of these individuals to live in independent living settings unless very exceptional circumstances apply. We will work with district and borough councils to help enshrine these ambitions in their local plans, sharing data as necessary and ensuring understanding and alignment with their housing and planning policies.
19. In total, taking into account independent living places in Surrey that are currently empty but are suitable to be used, it is estimated that over the next 5 years a substantial number of new independent living units will need to be made available. This will deliver the additional independent living placements for both the 40-50% shift of people already living in residential care and for new people to ASC who require specialist accommodation.

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<sup>3</sup> [www.housinglin.org.uk/\\_assets/Resources/Housing/Housing\\_advice/Extra\\_Care\\_Housing\\_-\\_What\\_is\\_it\\_2015.pdf](http://www.housinglin.org.uk/_assets/Resources/Housing/Housing_advice/Extra_Care_Housing_-_What_is_it_2015.pdf)

### **Soft market engagement insight for independent living**

20. In June 2019 representatives from ASC Commissioning and Learning Disabilities Team came together with colleagues from property and finance, and the district and borough councils, to meet with a small group of independent living providers and developers. The purpose of the meeting was to establish an ongoing dialogue and test out ideas about how to embed a new approach to independent living in the Surrey marketplace.
21. As discussed above over the next 5 years SCC wants to commission a substantial number of additional independent living units for people with a learning disability, and this needs to be delivered at pace, through a mix of new and adapted properties. A number of questions were presented for discussion and debate. These covered the themes of partnership working and co-development; identifying challenges, risks and solutions; addressing the practicalities of financial viability, planning requirements, the opportunities to de-register existing residential services; and what help might be most useful from SCC. In response to these potential barriers SCC may be required to provide assurances around access to borrowing and mitigating risks on voids.

### **Links to the Asset and Place Strategy**

22. At the Cabinet meeting of 30 April 2019 a new Asset and Place Strategy up to 2030 was adopted. This strategy establishes principles to embed a corporate approach to property rationalisation, consolidation, investment and management.
23. Part of the means to deliver this will be a review of all assets, operational and non-operational to identify its appropriate future use. The first part of this review process is to identify whether a future service need is required for these assets. Within SCC's asset portfolio there are many buildings and areas of land that may be suitable for extra care or independent living. Each of those should be assessed against the criteria set out in Annex 4.

### **Development principles and site specifications**

24. The delivery of extra care schemes will adhere to the following fundamental principles:
- Care provision and housing management functions will be separated.
  - Only sites that are assessed as suitable for extra care will be progressed.
  - The financial benefits attributable to SCC must clearly outweigh the costs. These costs include any subsidy or grant offered by SCC and in the case of developments on SCC owned sites, the opportunity cost of not using the land for alternative purposes or otherwise disposing of the land.
25. Market insight work that was undertaken in May 2019 identified a range of delivery models for extra care housing, from SCC controlled delivery to schemes that are fully commissioned to the housing development market. The key findings of this report are appended in Annex 5.
26. A mixed delivery model approach is recommended which ensures that SCC are not reliant on a single delivery vehicle. This will afford SCC the ability to be flexible and

responsive to wider market changes. The proposed delivery models can be found in Annex 6.

27. An alternative approach to securing extra care provision at pace would be to develop relationships with the private development market. This may involve SCC purchasing existing vacant units or to pre-purchase units in planned developments. There is already a number of 'private extra care' developments in Surrey operating through a variety of care models but which offer extra care solely on a leasehold basis and a list of these can be found in Annex 7. Once again this approach will require full business cases and inclusion in SCC's capital programme. The rents and service charges for any units purchased in such developments would also have to meet the Local Housing Allowance criteria to qualify for housing benefit in the relevant borough or district to ensure they are affordable to SCC and the wider public purse.

### **Our default approach to the development of specialist accommodation**

28. SCC's primary focus is on developing the required number of affordable units as quickly as possible and avoiding capital investment unless this is the only way to enable developments to proceed. However SCC recognises that some sort of investment or grant may be required. A separate business case will be compiled for each specialist accommodation site applying the site criteria set out in Annex 4 to ensure there is the right long term demand for a site in that location and to ensure the costs of developing the site stack up against the projected financial savings to SCC.
29. For extra care SCC will commission the development of sites to secure nomination rights for a sufficient number of affordable units to ensure the financial benefits outweigh the development costs to SCC.
30. For independent living SCC will work closely with care providers through its market engagement and procurement processes to shape the development of accommodation at a suitable location and of an appropriate nature to meet people's needs. This will include ensuring that new care settings are filled quickly to limit any risk exposure for developers. SCC will also support providers in accessing grant funding where this is available.
31. SCC will develop a procurement framework that facilitates the necessary increase in independent living capacity. This framework will include sharing a cohort of possible individuals that would be suitable for independent living with our providers and developers. Therefore providing the reassurance to the market that there is sufficient demand to be placed in the additional independent living placements.
32. To ensure the accommodation is developed at the pace SCC requires to generate the necessary savings, some form of pump priming of construction costs may be required by SCC for certain independent living schemes. If any investment of this nature is proposed then the business case will need to clearly demonstrate that SCC's outlay would be paid back in a suitable timeframe incorporating the care savings expected to be delivered on an ongoing basis.



### **Partnership working district and borough councils to deliver at scale and pace**

33. As the Accommodation with Care and Support Strategy is being implemented, it is proposed that SCC works closely with district and borough planning and housing departments through the Planning Working Group and other engagement channels. This is to:

- Ensure a consistent approach to planning policies and proposed developments across the county.
- Agree consistent definitions for extra care and independent living accommodation.
- Explore the potential for affordable housing contributions to pay for accommodation with care through Section 106 agreements and Community Infrastructure Levy.
- Where necessary ensure identified sites are allocated in Local Plans and Infrastructure Delivery Plans as they are approved.
- Provide consistent information and guidance to developers who may wish to develop accommodation with care schemes, whether in partnership with public authorities or privately.
- Demonstrate how the development of a range of accommodation with care options can assist in managing the supply of housing.

### **Next steps and the decision making process for future specialist housing schemes**

34. Three potential pipeline schemes have been identified as suitable for extra care housing will be assessed against the criteria and the process set out in the Asset and Place Strategy and where applicable full business cases will be developed for approval. Soft market testing will now commence with a view to determine the appropriate delivery model for each of the sites. Once completed the business cases will be submitted to Cabinet for consideration and (if appropriate) approval at its meeting in October 2019

35. SCC will explore the opportunity to develop relationships with the private development market. This may involve SCC purchasing existing vacant units or to pre-purchase units in planned developments. This approach will require full business cases and inclusion in SCC's capital programme. The rents and service charges for any units purchased in such developments would also have to meet the Local Housing Allowance criteria to qualify for housing benefit in the relevant borough or district to ensure they are affordable to SCC and the wider public purse.

36. The financial modelling undertaken thus far has estimated the likely scale of potential savings through the development of a substantial number of additional units of independent living for people with a learning disability and or autism. Further work will now be taken forwards to refine the expected care costs for people moving into the new independent living accommodation, in the short and longer term, and therefore the savings compared to traditional residential care. This more detailed business case will also assesses the viability of any proposed investment by SCC in the context of the updated and profiled care savings.

37. We will now engage further with local providers to inform the development of the independent living procurement framework.

38. SCC will now begin a process of assessing all potential SCC sites against the site and commercial criteria for independent living and extra care accommodation.
39. Once a potential site has been identified for development a full business case will need to be prepared, which determines the appropriate route to market. This will be approved by the Executive Director for Adult Social Care and the Executive Director for Resources in consultation with the Cabinet Member for Adults and the Cabinet Member for Property. If a procurement process is required it will be noted on the annual procurement forward plan for Cabinet to agree.
40. The ASC Accommodation with Care and Support Strategy is a complex and ambitious programme and dedicated resources will be required to deliver this ambition. It may be possible to transfer some existing resources into this programme but it is anticipated there will be a request to draw down funding from SCC's overall transformation programme.

#### **CONSULTATION:**

41. Discussions have taken place at the local joint commissioning groups held in each clinical commissioning group area (CCG) area in Surrey, looking at the overall strategic intentions and detailed demographic projections of future need. All the CCGs in Surrey, as well as the districts and boroughs consulted to date, have indicated their support for the strategy and have welcomed the opportunity to be involved from an early stage. Health colleagues recognise the whole system benefits of this approach and see this strategy as a key part of health and social care integration. A number of district and boroughs have also highlighted accommodation with care and support as a key element within their strategies in terms of future housing needs and planning policy and are therefore keen to work with SCC on developing this approach.
42. Residents in extra care housing have been consulted twice in recent years; once in 2012 prior to two new schemes opening and again in 2014 following the opening of the two new schemes. Both consultations revealed high resident satisfaction with both the accommodation and service offer. Key themes emerged focusing on personal sense of security, safety, wellbeing, reduction in loneliness and community participation. People's reasons for choosing extra care housing in 2014 reflected those identified in the previous consultation in 2012. Residents also told us about their need for reassurance, peace of mind, feeling less isolated and making new friends, as well as being nearer to family.
43. For independent living, there has been a number of meetings with Surrey Care Association learning disability providers and the Learning Disabilities Partnership Board to advise them on our ambitions.
44. Further consultation will be planned as necessary, in line with best practice and as progress is made in delivering the strategy.

#### **RISK MANAGEMENT AND IMPLICATIONS:**

45. In the current financial climate, there are significant challenges for both the public and private sector and a resulting risk that there is not the level of investment/development funding needed to adequately increase our provision of accommodation with care and support. The next phase of the programme will



validate the viability of the various schemes, ensuring any potential solutions for new delivery models are fully costed and evidence based.

46. There are also risks in being able to identify sufficient sites within Surrey of a suitable size with close proximity to public transport, particularly when looking at extra care housing schemes which require more space than independent living settings. The programme will continue to be developed, working closely with colleagues in property services and also the districts and boroughs, to ensure that effective local solutions are found.
47. There is a potential risk that we have overestimated demand and future models of care may change. We will mitigate this through continuous review.

## FINANCIAL AND VALUE FOR MONEY IMPLICATIONS

### Extra Care

48. In addition to the personal wellbeing and community benefits of enabling people to live in their own homes well into their old age, the expansion of extra care settings in Surrey will also deliver financial savings to SCC and the broader health and social care system.
49. Local and national modelling clearly shows that extra care offers better value than alternative forms of care. There are two main reasons for this.
50. Firstly, the design and nature of extra care settings means that in the vast majority of cases people should be able to live there throughout their elderly life and will not need to go into residential and nursing care homes when their care needs increase. It is estimated that the circa 725 affordable units that SCC plans to develop and have nomination rights for would avoid the need to commission between 210-440 residential care beds and 23 nursing beds per year depending on the needs mix in SCC's commissioned extra care units. As extra care is more affordable than residential and nursing care this will reduce the amount that SCC spends in meeting their care and support needs.
51. Secondly, the cost of providing care in people's own homes is typically cheaper in extra care settings compared to normal residences, due to a combination of the avoidance of travel costs for care providers, economies of scale that allow improved rota management by care providers and the average number of hours of care typically being lower for people in extra care settings.
52. On the basis of the above it is expected that on average each additional affordable extra care unit will save SCC between £4,500-9,200 per year compared to alternative forms of care, working on the basis of 90% average occupancy of the units. The actual savings will depend on the needs mix of people who move into extra care, but it is SCC's intention to reserve the affordable extra care units for people with high or very high levels of need, in which case the care savings would be at the higher end of the modelled range. This represents the reduction in net care expenditure, taking into account that assessed charging income will on average be lower in extra care than alternative forms of care. Therefore once the 725 planned affordable units are all fully operational then the total financial benefits to SCC are expected to be £3-6m per year.

53. Beyond the direct savings to SCC it is also important to recognise the wider financial benefits to the health and social care system. Evidence indicates that well managed extra care sites will typically result in fewer people requiring admission to hospital which saves both in immediate healthcare costs and higher levels of social care expenditure typically required following hospital discharge.

### **Independent Living**

54. As set out in the strategic ambition section above, SCC currently funds 1,075 people with a learning disability and/or autism costing £83m per year. The plan to reduce this number by 40-50% is anticipated to deliver savings to SCC in two main ways.
55. Firstly, SCC would no longer pay for the hotel and accommodation cost for individuals placed in independent living. Based on detailed cost information gathered as part of a cost of care exercise undertaken, it is estimated that hotel and accommodation costs account for on average 21% of the total cost of the current cohort.
56. When the average reduction is assessed charging income anticipated to arise from the shift from residential care to independent living is factored in, the average cost reduction relating to ceasing to pay for hotel and accommodation costs alone is estimated to be 18% of the net expenditure of each residential care placement currently funded. Savings of £6.7m per year are anticipated to be achieved once all of the transfers to independent living have taken place in line with our expectations in paragraph 12. This relates to the hotel and accommodation costs only and does not factor in any potential reduction in care costs.
57. Secondly, it is anticipated that the cost of providing care and support beyond the hotel and accommodation cost will over time be lower in independent living compared to residential care. Supporting people into employment will be a key part of raising aspirations behind this change of direction. SCC will continue to work closely with Surrey Choices in continuing to expand employment and vocational support services for people with a learning disability and/or autism.
58. It is too early to robustly predict the scale of savings that may be achievable in relation to care costs between residential care vs independent living. However, if care costs were reduced by 10% in independent living compared to residential care then further savings of £2.8m could be achieved for the identified cohort on top of the accommodation cost saving. The total cost reduction saving to SCC would therefore be £9.5m per year.
59. It is important to remember that reduction of care and support costs for people with a learning disability and/or autism represents a lifetime saving as people with this level of need will typically receive funded care and support over their entire adult life. The cumulative cash saving of funding care for the cohort of individuals that move from residential care to independent living could be more than £210m based on the average age of and average life expectancy for this client group. Further cost avoidance would be achieved on top of this by ensuring new people requiring support funded by SCC are placed in independent living as opposed to residential care. It is clearly evident therefore that the development of independent living has the potential

to deliver huge financial benefits for SCC in addition to leading to better outcomes for people.

### **Summary financial and value for money implications**

60. The financial analysis set out above presents the estimated scale of potential care savings attributable to SCC. At this stage this is estimated to be in the region of £10-16m per year once all of the 725 affordable extra care units and a substantial number of independent living units are developed and operational.
61. The scale of these savings will be defined more precisely as the work to confirm delivery models and routes to market is taken forwards. This will include the anticipated profile of savings, which will enable savings to be included in the Council's Medium Term Financial Strategy.
62. Clearly achieving these care savings will be very important to ensuring the longer sustainability of ASC in Surrey. At the same time, it will be equally important to clearly identify the net financial benefit to SCC after factoring in the cost of any proposed investment that is necessary to enable developments to proceed and the opportunity cost of using SCC land for developments. The care savings must exceed any proposed investment as well as the opportunity cost of using SCC's land for ASC developments. SCC will only take forwards development where this is the case.
63. It will be important to track the actual care savings achieved as development of extra care and independent living units progresses and to continue to update the business case. If for any reason care savings proved to be lower than estimated in the relevant business case to the point that SCC's costs were not being covered by the savings, then action would need to be taken to amend the approach to ensure savings are achieved at satisfactory levels in the future. If that was not possible then the programme would need to be brought to a halt.

### **SECTION 151 OFFICER COMMENTARY**

64. SCC faces a very serious financial situation whereby there are still substantial savings to be delivered in the current financial year and identified for future years to achieve a sustainable budget.
65. The Section 151 Officer recognises the importance of delivering the shift in the care model towards extra care for older people and independent living for people with a learning disability and/or autism to secure the longer term financial sustainability of ASC provision in Surrey. Given previous attempts to achieve this shift have stalled and/or not delivered significant financial benefits, it is essential this refreshed strategy is taken forwards at pace and implemented effectively to ensure that the expected financial benefits are realised.
66. Given the severity of SCC's current financial position it is sensible that SCC's exposure to potential financial risks is limited. The Section 151 Officer therefore supports the proposal to commission services wherever possible in such a way that the construction costs of accommodation are funded by external parties who will recoup these costs through operating the sites in the medium to long term.

67. Equally the Section 151 Officer recognises that SCC may be required to provide some form of investment to help deliver developments at the pace that is desired. If it is believed that SCC should invest its own capital resources in order to construct new accommodation, then a robust business case must be taken to SCC's Capital Programme Panel for consideration. If deemed appropriate this investment would then be recommended to Cabinet or Cabinet's agreed delegated authority for approval.

#### **LEGAL IMPLICATIONS – MONITORING OFFICER**

68. In 2017 SCC did a procurement exercise for the provision of extra care accommodation using SCC land at a peppercorn rent. That concept was similar to what is being proposed in this Cabinet paper. No legal challenges were made to the concept. This indicates that the concept has already been tested. As such Legal can say that there is no legal obstacle to giving the go ahead for a new procurement.
69. Any new procurement SCC does would need to be compliant with the Public Contracts Regulations 2015. There is also a duty on SCC to secure best value. That duty is set out in the Local Government Act 1999 and requires SCC to secure continuous improvement in the way in which functions are exercised, having regard to a combination of economy, efficiency, and effectiveness. The proposal to use unused land for the provision of extra care and independent living accommodation seems to be an example of how best value might be secured.
70. A suggestion has been made that SCC could use funds to buy accommodation in privately owned buildings. The Public Contracts Regulations 2015 does not prevent this being done. Regulation 10 (1) states that Part 2 of the Regulations (Rules Implementing the Public Contracts Directive) do not apply to public service contracts (a) for the acquisition or rental, by whatever financial means, of land, existing buildings or other immovable property, or which concern interests in or rights over any of them. What this means is that SCC may buy properties in existing buildings or take a lease.

#### **EQUALITIES AND DIVERSITY**

71. An initial Equality Impact Assessment (EIA) is included as Annex 8, examining areas of consideration for any implementation of the Accommodation with Care and Support Strategy. Identified impacts at this stage centre on improved resident experience and outcomes, more people remaining independent within their own homes for longer and further consideration needed of people's natural communities, recognising that communities do not necessarily fit with statutory boundaries. A full EIA evaluating the impacts of the local implementation plans will be brought back to Cabinet for further discussion as individual business cases develop.

#### **SAFEGUARDING RESPONSIBILITIES FOR VULNERABLE CHILDREN AND ADULTS IMPLICATIONS**

72. Improving the accommodation options available for people with care and support needs could have a positive impact in terms of safeguarding, ensuring that vulnerable adults can live within safe, secure environments with appropriate care and support services designed around them.

## ENVIRONMENTAL SUSTAINABILITY IMPLICATIONS

### Energy

73. For extra care, schemes will be required to achieve an Energy Performance Certificate of Grade B, or above, for each development, when completed. This, combined with stringent building regulations, will ensure that the buildings are sustainable, with low energy consumption and minimal ongoing impact on the environment.

### Transport

74. Due to care provision within the extra care facilities, the number of trips by individuals to receive care by conventional means and trips to their own homes by nursing and auxiliary care staff, will be substantially reduced, thus reducing energy consumption, emissions and numbers of vehicles on the road.

### Property

75. The sites are to be landscaped and planted with trees, to increase biodiversity and support increased levels of flora and fauna in the vicinities.

### Waste

76. Waste is to be separated at source, and stored externally in appropriate storage areas away from the buildings to mitigate against any risk of spread of fire, ingress of vermin etc. Separated waste will be collected separately, and recycled where possible.

### Water and Drainage

77. Facilities will include water conservation measures such as a water meter on the incoming main to enable monitoring for any leakages, spray heads / use of percussion taps to ensure water use is minimised and use of dual flush low volume toilets. Surface water drainage will utilise attenuation tanks to ensure water is stored on sites and released at set volumes, in the event of prolonged rainfall, to guard against flooding in the area. In addition porous paving / tarmac will be used to enable water to percolate through to the soil and thus enable tree roots to access moisture.

## PUBLIC HEALTH IMPLICATIONS

78. Accommodation with care and support can positively impact on public health outcomes, including reductions in social isolation and/or loneliness; improved nutrition and hydration; increased wellbeing for residents participating in activities, such as exercise classes, and minimising the ill effects of fuel poverty and/or seasonal health risks.

## WHAT HAPPENS NEXT:

Please refer to paragraphs 33 to 39.

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**Annexes:**

Annex 1 Learning Disabilities Residential Nursing Expenditure Per Head Of +18 Population – With Comparators

Annex 2 Specialist Accommodation Definitions

Annex 3 Existing Extra Care Provision And Required Additional Units

Annex 4 Site Criteria For Specialist Accommodation Sites

Annex 5 Extra Care Market Insight Report

Annex 6 Recommended Delivery Models And Assumptions

Annex 7 Private Accommodation With Care Settings – As At June 2019

Annex 8 Accommodation With Care And Support Strategy Equality Impact Assessment

**Sources/background papers:**

Surrey Joint Strategic Needs Analysis <https://www.surreyi.gov.uk/jsna/>

Community Vision for Surrey in 2030 <https://www.surreycc.gov.uk/council-and-democracy/finance-and-performance/our-performance/our-organisation-strategy/community-vision-for-surrey-in-2030>

Extra Care Housing – What is it?

[www.housinglin.org.uk/\\_assets/Resources/Housing/Housing\\_advice/Extra\\_Care\\_Housing\\_-\\_What\\_is\\_it\\_2015.pdf](http://www.housinglin.org.uk/_assets/Resources/Housing/Housing_advice/Extra_Care_Housing_-_What_is_it_2015.pdf)