

COMMUNITY & SOCIAL AFFAIRS COMMITTEE

22 JUNE 2016

REPORT OF THE HEAD OF COMMUNITIES & NEIGHBOURHOODS

GRETTON COURT

1.0 PURPOSE OF REPORT

- 1.1 To authorise feasibility work designed to ensure that Gretton Court remains fit for purpose as an Extra Care facility over the longer term.

2.0 RECOMMENDATIONS

It is Recommended that members:-

- 2.1 **Approve to commission feasibility work to explore options for the future development of Gretton Court to be funded from the Housing Revenue Account.**
- 2.2 **Recommend to the Policy, Finance & Administration Committee a supplementary estimate of £20,000 to be met from the HRA Working Balance.**

3.0 KEY ISSUES

- 3.1 Gretton Court is currently classified as an extracare facility. Extracare sheltered housing means that people can live independently but also have high levels of personal care, meals, domestic support, leisure and recreation, nursing and 24-hour security. The demand for this type of support has been rising and this trend is expected to continue in the future.
- 3.2 Whilst Gretton Court is managed within the Housing Revenue Account, the extracare element is managed within the General Fund, with Leicestershire County Council having the main responsibility for funding services.
- 3.3 Melton Mowbray has been identified by Leicestershire County Council as one of nine priority locations for extracare facilities. However, without investment in the existing building Gretton Court does not meet the minimum requirements for an extracare scheme. This is primarily due to the shared bathing facilities and the standards of the kitchens, but also the number of overall units of accommodation is limited, being 43. Leicestershire County Council is also looking at a long term option to develop extracare facilities at the Catherine Dalley/Silverdale site, either in place of or alongside Gretton Court
- 3.4 In order to keep Gretton Court as an extracare scheme in the future it will be necessary to explore the feasibility of how the site could be developed in a different way so that it is able to offer higher quality accommodation for greater numbers of people over the longer term. A higher number of units will be beneficial to the Housing Revenue Account due to the additional rental income.
- 3.5 This will require fundamental changes to the existing property. If this does not happen, for whatever reason, Gretton Court would revert to a Category 2.5 sheltered housing scheme which would not allow for the same level of personal care as provided at present

3.6 By supporting the commissioning of this feasibility work the Council would be showing firm intent to try and ensure that the site will continue to be used for extracare services well into the future. We will continue to work very closely with the County Council during this period to ensure that we can move forward in the best possible way for affected residents and for the local community

3.7 Whilst this is important work to carry out, there is no immediate issue for the residents. The existing extracare status is being extended by 2 years to enable all of these long term decisions to be made. There will clearly be impacts on residents whatever decisions are made and we will be working with the Friends of Gretton Court to manage this in the best possible way once firm decisions have been made. At this stage it is anticipated that the feasibility work would be completed in time for a further report early in 2017.

4.0 POLICY AND CORPORATE IMPLICATIONS

4.1 Retaining Gretton Court as an extracare facility would contribute particularly to the following corporate priorities in the Corporate Plan: -

- Helping to provide homes and environments that meet local needs
- Supporting the most vulnerable to overcome disadvantage in order to live independent lives

4.2 Development of an increased number of units is likely to have financial benefits for the Council, including a positive impact for New Homes Bonus

5.0 FINANCIAL AND OTHER RESOURCE IMPLICATIONS

5.1 Consultancy support is likely to be needed to consider and assess the property aspects together with the revenue and capital implications for Melton Borough Council. The Committee will need to understand all of these implications before making any final decisions. Officers will be seeking to procure suitably qualified support via tendering process and have earmarked £20k from the HRA working balance to fund this initial piece of work.

5.2 Gretton Court rental income is part of the long term Business Plan for the Council's housing stock and we need to ensure that this remains viable moving forward.

6.0 LEGAL IMPLICATIONS/POWERS

6.1 At this stage there are no direct legal implications, arising from this report

8.0 EQUALITIES

8.1 No Equalities Impact assessment has been carried out at this stage; however, initial views are that there is no negative impact for any particular group at this stage. Should the project progress to a more deliverable stage, then a full EIA will be completed.

9.0 RISKS

L I K E L I H O O D	A	Very High				
	B	High				
	C	Significant			1	
	D	Low				
	E	Very Low				
	F	Almost Impossible				
			Negligible 1	Marginal 2	Critical 3	Catastrophic 4

IMPACT

Risk No	Risk Description
1	Gretton Court no longer remains as an extracare facility

10.0 **CLIMATE CHANGE**

10.1 There are no climate change implications as a result of this report

11.0 **CONSULTATION**

11.1 A 'friends of Gretton Court' community group has been established and they have been proactive in promoting the retention of the extracare facility at gretton Court in amore sustainable way. A meeting is scheduled with the lead for the Friends Group on 13th June 2016.

12.0 **WARDS AFFECTED**

12.1 Gretton Court is located in the Town ward of Dorian, however, residents can be referred from all over the borough.

Contact Officer R Browne/K Aubrey/H Rai
Date: 10 June 2016

Appendices : None