

## Lynda King

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**From:** Morgan, Paul <p.morgan@dorsetcc.gov.uk>  
**Sent:** 23 October 2014 13:01  
**To:** Lynda King  
**Subject:** FW: 80 Bed Care Home on St Leonards development site

Sorry, no dot after the L this time!

**From:** Morgan, Paul  
**Sent:** 23 October 2014 12:54  
**To:** 'l.king@christchurchandeastdorset.gov.uk'  
**Cc:** Smith, Ian M.; Wilson, John L.  
**Subject:** 80 Bed Care Home on St Leonards development site

Dear Lynda

Thank you for speaking with me earlier this week. As promised I have put some comments down relating to above development (as below) from the County Council strategic position. Where I use the term Directorate, I am referring to Adult & Community Services Directorate of the County Council.

In summary, I wish to raise the following points

- That affordable housing quotas be applied to all future Care Homes and Extra Care developments Dorset
- That Lifetime Homes obligations be applied to all new general housing developments in Dorset
- That any proposed new Care Home development fits in with the strategic aims and objectives of this Directorate and NHS Dorset Clinical Commissioning Group and that no care home is built without the support of these 2 authorities.
- That any proposed Care Home development has a robust supporting needs analysis that demonstrates a need for the service in the locality (and that this need analysis can stand up to scrutiny by this Directorate and NHS Dorset).
- That consideration is given to where staffing for the development are to be recruited from, given the shortage of care workers in general in Dorset.

### Affordable Housing

This Directorate understands that national policy dictates that Affordable Housing quotas are not applied to Care Homes. The Use Classes Order draws a clear distinction between class C3 housing and class C2 institutional developments. Sheltered housing has historically been classified as C3 while residential care homes have been classified as C2 developments. Many of the current generation of housing schemes for older people take the form of supported housing with extra care provided to residents in their own apartments, thus falling between the two categories. This has given rise to inconsistency and confusion across England, leading to similar schemes being categorised as either C2 or C3. Alternatively, they may be classified as sui generis, although this does not settle whether affordable housing quotas should be applied to these schemes or whether lower levels of provision would be acceptable.

It is the Directorate position that all types of new housing and residential care provision that are proposed in Dorset ought to be available and accessible to the whole of the community that we serve and not just those who can afford to pay privately for their own care. Care homes are classed as accommodation by the County Council in that residents that we fund are charged for their accommodation costs. The financial position of someone whose health deteriorates to the extent that they need to enter a care home remains the same. Therefore if someone needed funding from the public purse or affordable housing prior to entering a care home or Extra Care scheme, they will still require affordable and publicly funded residential care, nursing care or Extra Care. The Directorate is now working with all 6 of our District and Borough

Council partners so that they adopt local planning rules that oblige new care homes & Extra Care schemes to provide affordable housing (via the standard DCC rate or NHS CHC rate for care homes and Housing Benefit for EC schemes).

It is noted that the actual % of affordable housing quota for East Dorset is not fixed by the District Council. At 4.8 in its Draft Housing and Affordable Housing SDP it states **"To ensure absolute flexibility there is no minimum affordable housing percentage requirement, however, recent independent research (Peter Brett Associates, January 2013) has confirmed baseline viability minimums of 30% affordable housing provision across Christchurch and East Dorset (onsite provision or financial contributions on an equivalence basis)"**

Therefore, regarding an Extra Care scheme, DCC would be prepared to support a mixed tenure scheme with 30% of the units being available to people who need public funding via the Housing Benefit route. Some flexibility and pragmatism can be adopted to the % figure but DCC would not support a scheme solely for people who buy units outright or pay full market rent. To reiterate, this is because the whole of the community that we serve require access to Extra Care.

Regarding a care home development – similarly, we would need this to be accessible to all Dorset residents and not just those that fund their own care. We fund around 18% of all residential care home placements in Dorset. Hence, it would be reasonable to suggest 18% of any new care home beds are available to the public purse as the DCC Standard rate or at the rate the NHS pay.

We have met recently with a number Care Home providers who are building Care Homes in Dorset and will accept public funding rates. It is important that providers/developers produce business models that ensure that homes are viable with guaranteed access to people who are funded by County Council and NHS Dorset.

### **Lifetime Homes**

The view of the Directorate is that Lifetime Homes standards ought to be applied to all developments in Dorset. Public services should adopt preventative approaches and concentrate our efforts and investment in new developments that will limit the need for adaptations/re-housing in 10-20 years time and beyond. Across the County we have a current over reliance on Disabled Facilities Grants (DFGs) to convert homes for those whose physical health deteriorates. If we could ensure that all new homes were built to Lifetime Homes standards (irrespective of whether they are private or public) we would negate the need to undertake Occupational Therapy assessments to decide if someone should be entitled to a DFG. Similarly, the call on DFGs would reduce over time.

### **Older Peoples' Accommodation**

The demography of Dorset is thus: Dorset is a net importer of older people and exporter of younger working age people. This situation is compounded year on year. We already face challenges in having sufficient numbers of people to participate in the social care workforce to care for a population of older people that is in excess of the national average. A real concern for the Directorate is that any further in migration of older people to Dorset places an additional burden upon local infrastructures. This additional demand cuts across spheres of social care, health care, transport and roads, cultural and leisure services. Further in-migration of older people to Dorset will also create additional pressure and capacity issues for our local fieldwork staff along with associated finance, admin and contracts staff.

It is the joint intention of both the County Council and NHS Dorset Clinical Commissioning Group to avoid the building of care homes and hospitals wherever possible. Our strategic vision is to support the building of Extra Care Housing developments together with more intense community based services that can be delivered to people in their own homes. We recognise that the best way to achieve this is to work with District Councils to ensure that the strategic intentions of the local NHS and County Council are reflected in Local Development Frameworks.

The national direction given to local authorities from the Government and the Department of Health is that we should stop building care homes and develop intensive, personalised, home based care. Therefore the Directorate, together with NHS Dorset CCG, continue to increase the availability of services that support

people in their own homes. We are both committed to avoiding the use of institutions (be that hospital or care homes) wherever possible.

For the last few years the numbers of care home placements funded by the County Council has slightly declined. This is despite a demography that shows an ongoing older and more dependent population.

We have seen, in Dorset over recent years, significant investment into health and social care community services that aim to maximise independence and keep people in their own homes. This has seen urgent care/rehabilitation health services become available from 8am-8pm, 7 days a week and night nursing being available 7 nights a week. Additionally the County Council has implemented an "Alternative Offer" which provides a long menu of options for people as an alternative to going into a care home. (Extra Care would be one of the things on the menu). This approach will be further extended by implementing the Better Together Programme during 2015. More information on Better Together can be found here.

<https://www.dorsetforyou.com/411954>

In addition to the above, Older People in Dorset (via the Age Partnership and Older People's Forums) tell us that they do not want to live in care homes and that they prefer to stay at home with intensive support or live in Extra Care schemes with support.

Our view regarding the development of proposed new care home schemes in Dorset is that any such scheme should meet the following requirements –

- That the proposed development fits in with the strategic aims and objectives of the Directorate and NHS Dorset and that no care home is built without the approval of these 2 authorities.
- That the proposed development has a robust supporting needs analysis that demonstrates a need for the service in the locality (and that this need analysis can stand up to scrutiny by the Directorate and NHS Dorset).

We have a County Council Extra Care Strategy which can be forwarded to you if you wish to see it.

The development of new care homes is an extremely crucial issue to this Directorate. Up to now, new care homes have been built by developers on the basis of an appropriate piece of land becoming available, largely irrespective of whether it is needed or not and without regard to taking into account the views of the Local Authority with Social Services Responsibilities or the local NHS. Experience tells us that once a care home has been built, the beds will become filled. We need to break this cycle to influence wider choices for older people in Dorset so that we do not continue to have a situation where care homes are viewed (as they often are) as the first port of call for older people as their needs increase.

This is not to say that we are opposed to all new care home developments. We adopt a pragmatic approach and would look at each application upon its own merits. In general, we have no need for standard residential care for physically frail older people in Dorset. There is also a reducing need for general nursing care. The reason for this is that we are better at supporting people in their own homes. There is some limited need for dementia residential and nursing care in all areas across the county. I would be keen to see a robust supporting needs analysis that demonstrates a need for the service in the locality around St Leonards (and that this need analysis can stand up to scrutiny by this Directorate and NHS Dorset).

### **Housing for key workers**

A big challenge relating to the future demography of Dorset is securing sufficient numbers of social care staff to deliver the care that people will need. To this end, we would ask that the developers consider the availability of adequately trained staff to work in the development. We have already had a good practice example in Christchurch where social care staff have been identified as key workers and have tenancies tied to their employment at Bure House (Extra Care scheme) or Avon View (care home). These tenancies are in affordable housing built on site as part of a wider development.

Thank you for giving me the opportunity to comment. Please excuse the lengthy reply but planning departments do have such huge role to play in shaping our care market in Dorset. In essence the officer view at the County Council is that we would support an Extra Care Development scheme on the site but not a care home. To the best of my knowledge the relevant developer has not made contact with me to discuss this matter further.

I have copied in Cllrs Smith and Wilson as they have an interest in this matter.

Best Wishes

Paul Morgan  
Strategic Commissioning Manager

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