

SUBJECT:	FEES AND CHARGES AT DE WINT COURT
DIRECTORATE:	HOUSING AND INVESTMENT
REPORT AUTHOR:	FRANCES JELLY - HOUSING BUSINESS SUPPORT MANAGER

1. Purpose of Report

- 1.1 To seek Executive approval for the proposed fees and charges for De Wint Court Extra Care accommodation, to be effective from 31 January 2022 to 31 March 2023, after which they will be reviewed as part of the Council's annual review of fees and charges.

2. Executive Summary

- 2.1 De Wint Court Extra Care will consist of 70 Extra Care flats (50 one bed and 20 two bed) and will be supported by grant funding from Lincolnshire County Council (LCC) and Homes England (HE). The previous scheme contained 37 units so the council will see a net increase of 33 units.

The report sets out the fees and charges to be implemented from 31 January 2022 in relation to: -

- Intensive Management Support,
- Utilities – Electric,
- Utilities – Water and Heating,
- Guest Room.

3. Background

- 3.1 In May 2017, Executive approved to demolish and rebuild De Wint Court in its entirety.

- 3.2 Original objectives presented to the Executive in May 2017 were to:

- deliver a flagship Extra Care scheme to fill the growing needs of older people,
- to be modern and fit for purpose, user friendly and compliant with current housing design standards,
- to increase the provision of units from 37 to 70,
- enable the investment of £3.22m of Homes England funding into the city,
- enable the investment of £2.8m of LCC investment into the city,
- increase the affordable Extra Care provision.

Part of the extra care provision is an expectation that the scheme contains additional facilities such as a restaurant and hair dressing salon.

3.3 Housing and Support Needs

Applications will be assessed to ensure that people with the greatest housing need and existing City of Lincoln Council tenants are given the appropriate priority to enable them to move to more suitable accommodation.

All applicants must meet at least one of the following criteria:

- A support and / or care need as identified by a Lincolnshire County Council Adult Social Care assessment,
- A housing need as identified through the Lincs Homefinder lettings policy application,
- Are awaiting discharge from residential, nursing, hospital or other care settings and their previous housing is no longer suitable to return to due to a decline in their health,
- Require assistance with their daily living tasks and / or personal care as identified by a Lincolnshire County Council Adult Social Care assessment,
- Have care and support needs due to a range of difficulties or disabilities as identified by a Lincolnshire County Council Adult Social Care assessment; or
- Be a carer of a partner who requires care and support.

3.4 Assessment of an Application

Applications will be assessed based on the housing and support needs by the De Wint Court Extra Care Panel comprising representatives from City of Lincoln Council and Lincolnshire County Council.

An applicant will be informed in writing of the outcome of their assessment.

3.5 Successful Applications

Where applications have been assessed as successful for De Wint Court, the applicant will be awarded a Care Needs Profile. An applicant's Care Needs Profile along with his/her housing banding (set out in Lincs Homefinder lettings policy) will determine an applicant's priority status on the De Wint Court housing waiting list.

3.6 Balanced Care Profile

De Wint Court is designed to provide high quality housing, support and care services which enable, support and encourage people to live independently for as long as they wish to do so. Extra care sheltered housing seeks to provide a positive approach to the health and wellbeing of those who live within such schemes. It is therefore important to make allocations which aim to promote a balanced community within De Wint Court. To ensure there is a balanced mix of residents with differing levels of care need, across the low to high care need range, there are three levels of care need based on Lincolnshire County Council's Adult Social Care assessment policy.

This will result in a balance of the De Wint Court community shown below:

- A third of residents with a housing only / or low care needs,
- A third of residents who have moderate care needs,
- A third of residents who have high care needs.

If a resident requires care levels beyond the level that can be adequately met by De Wint Court, then Lincolnshire County Council will work to find a more suitable option for the individual and the panel will formally notify the referrer of the outcome and alternative provision.

- 3.7 The 70-unit extra care sheltered housing scheme at De Wint Court is under construction with an expected practical completion date week commencing 31 January 2022.
- 3.8 Extra Care accommodation will help free up care home bed spaces for those with a very high care need and offers a more affordable supported option to those in a care home without a nursing care package.
- 3.9 Each property will have a service charge of £88.33 plus an affordable rent (TBC) charged on a weekly basis.
- 3.10 The service charge and rent are both housing benefit eligible; an application for housing benefit would contribute to either pay all or part of the total weekly charge depending on the individual's income.

Individuals will fund their own element of care requirements, or this can be provided by Lincolnshire County Council or relatives.

4. Details of Proposed Rents and Service Charges

- 4.1 A working group involving officers from the project team including Financial Services and support from the Housing Benefits team reviewed the proposed charges. The following is a breakdown of the charges: -

See Appendix 1 for the breakdown of rent and service charges.

- 4.2 The affordable rent calculation is provided by a member of the Royal Institution of Chartered Surveyors – (RICS); the Senior Surveyor has provided details of the current Market Value and Market Rental Values (MRV) of the properties. The affordable rent is then calculated at 80% of the MRV.

4.3 Intensive Housing Management.

The staffing complement consists of:

- Supported Housing Manager (25% of their time)
- Three Assistance Scheme Managers (75% of their time)
- The scheme to be staffed 7am to 10pm daily, with Lifeline, a secure door entry system and CCTV.
- This charge is covered under the Housing Benefit regulations.

see Appendix 2 – No 1
(Resident Service Charge for De Wint Court – Intensive Housing Management)

4.4 Utilities – Electric – full cost recovery.

- **Variable recharge, dependant on sub metered usage.**

(The alternative was to include a set cost within the Intensive Housing Management service charge as part of a gross rent, however, this could lead to a deficit if insufficient funds are recouped and is non-benefitable.

This also leads to disparity between tenants if some use more electricity than others, penalising frugal energy users)

- **Tenant to be invoiced on a quarterly basis**

see Appendix 2 – No 2
Resident Service Charge for De Wint Court – Utilities (Electricity)

4.5 Utilities – Water and Heating - full cost recovery

- **Variable recharge, dependant on apportioned variable costs.**

The alternative was to include a set cost within the Intensive Housing Management service charge as part of a gross rent, however, this could lead to a deficit if insufficient funds are recouped and is non-benefitable

This also leads to disparity between tenants if some use more than others, penalising frugal energy users.

- **Tenant to be invoiced on a quarterly basis**

see Appendix 2 – No.3
(Resident Service Charge for De Wint Court – Utilities (Water and Heating))

4.6 Guest Room – full cost recovery

- **£25 per night incl. VAT**

(Includes cleaning and washing of bedding and towels; to charge at the existing approved charge of £7.50 per night would not recover the full cost of providing the service)

NOTE: Guest rooms at our sheltered housing stock are rented to residents' families at a fee of £7.50 per night; however, there are no facilities with this accommodation – no bathroom, or on-site restaurant etc.

Payment method to be paid in advance by credit / debit card (payment card machine on site) or online.

see Appendix 2 – No.4
(Service Charge for De Wint Court – Guest Room)

5. Strategic Priorities

5.1 Let's reduce all kinds of inequality

The delivery of new affordable homes will enable access to housing by residents of Lincoln who find it most difficult to find their needs met by the private sector offering

5.2 Let's deliver quality housing

All homes built will be built to modern, energy efficient standards and will contribute directly to our Vision for housing

5.3 Let's enhance our remarkable place

The design of the De Wint extra care scheme has been through a careful process to be sympathetic to the locality in which it is situated. It is, however, a flagship scheme which is intended to show the vision of Lincoln as a place to choose to live.

6. Organisational Impacts

6.1 Finance (including whole life costs where applicable)

The proposed fees and charges are in line with the estimates included within the original business case and are set to ensure the scheme overall operates at full cost recovery position. The fees and charges will be reviewed after 12 months as the fees and charges are currently set, based on estimates, and will need to be reviewed once actual charges are realised. Fees and Charges will then be reviewed annually to ensure an that scheme overall operates at full cost recovery ongoing.

The revenue budgets for income and expenditure for De Wint Court extra care will be updated as part of the MTFS refresh.

6.2 Legal Implications

There are no legal implications arising from this report.

6.3 Equality, Diversity and Human Rights

The Public Sector Equality Duty means that the Council must consider all individuals when carrying out their day-to-day work, in shaping policy, delivering services and in relation to their own employees.

It requires that public bodies have due regard to the need to:

- Eliminate discrimination.
- Advance equality of opportunity.
- Foster good relations between different people when carrying out their activities.

Equality and Diversity has been considered throughout the De Wint Court project including the fee setting.

See Appendix 3.
(Equality Impact Assessment.)

7. Risk Implications

7.1 (i) Key Risks Associated with the Preferred Approach

The main risk is the costs (excluding the affordable rents) have been derived from estimates as we have no comparable extra care facility.

The estimates are taken from our current Supported Housing Schemes; De Wint Court extra care is a new build facility which will be more energy efficient.

8. Recommendation

- 8.1 To approve the proposed fees and charges for De Wint Court extra care accommodation with effect from week commencing 31 January 2022 and after which they will be reviewed as part of the Council's annual review of fees and charges to ensure an ongoing full cost recovery position as set out in section 4 above.

Is this a key decision? No

Do the exempt information categories apply? No

Does Rule 15 of the Scrutiny Procedure Rules (call-in and urgency) apply? No

How many appendices does the report contain? Three

List of Background Papers: None

Lead Officer: Frances Jelly – Housing Business Support Manager
Telephone (01522) 873229
Email address: frances.jelly@lincoln.gov.uk