

Southbourne Parish Neighbourhood Plan

Pre-Submission Modified Plan 2014 – 2029

Policy SB4 Local Housing Needs

(September 2022)

Supporting Evidence SB4.EV6 Leaholme (Extra Care Housing)

Visit to Leaholme, 18 Gilmore Road, Chichester, on 26 February, 2020 by Tracie Bangert, Sue Talbot and Lyn Hicks, hosted by Carrie Anderson, Extra Care Lead, WSCC

1.1 Leaholme is an Extra Care facility but it was not purpose built. It was constructed in 1998 as sheltered accommodation with a live-in warden. It is owned and managed by Places for People. In August 2019 the Care Provider London Care took over the care side and there has been a lot of refurbishment in the last few years in terms of decorating and new bathrooms/kitchens etc. We met the Manager, Belinda, and saw round a resident's (Diana - an 80 year old) ground floor one-bedroom flat (hall, sitting room, kitchen, bedroom and en-suite bathroom) with doors out to a small patio garden. There is a communal sitting room (can be subdivided), conservatory, two guest rooms (singles £16 per night) and a two-bedroom family room (+ cot if wanted). All the accommodation is rented and there are 39 flats and 40 residents aged 40+ to 90 with a range of care needs. Residents are referred by WSCC on the same basis as Abbotswood. It is a three storey building and the first/second floor flats all have Juliet balconies with plants/ pots.

1.2 They are trying to build Leaholme up as a Community Club to be used by local people (a Knit and Natter Group has been started) at £5 per day per person. There is a dining room but at the moment it is closed as caterers are tendering for a contract with the landlord to provide breakfast, lunch and tea. Residents' pets are allowed provided residents can manage them. A "Waking Night" care system has just started which provides staff who are awake, not just sleeping on the premises, to deal with the needs of residents including toilet and anxiety calls. The staff can accompany residents who are anxious or just having trouble sleeping to the communal sitting areas where they can have a cup of tea and a chat with others experiencing similar problems. This has been found to be very successful. The Care Provider has two registered Managers with Team Leaders each having a staff of one to four Carers. There are laundry facilities which can be used by residents and Carers as there are no washing machines in the individual flats. A Residents' Committee is soon to be set up. There is now a FAST (Financial Adult Safeguard Team) similar to Power of Attorney. Sometimes a hairdresser is available on site.

1.3 Currently WSCC have involvement with 13 operating Extra Care facilities plus two under construction, in Westergate and East Grinstead. Monaveen (provider: Housing 21) in

Westergate will provide 60 flats, 31 affordable rented and 29 shared ownership. There will be opportunities for outside businesses to provide some services there including a hairdresser, beautician and podiatrist. This facility should open in December 2020. Lindfield Lodge (provider: Eldon Housing Association) in East Grinstead will provide 48 affordable rented units and should open in February or March 2021.

1.4 None of these are owned by the County Council, all are owned and managed by Housing Associations. The land required is about 1.5 acres for 60 units in a three storey facility. Referrals are adult social care led – there are no housing panels so there is less delay in the referral process.

1.5 It was noted that Hyde own 5000 properties (ex CDC stock) which are run as housing association properties and are investigating provision of housing for key workers, which could include Care Workers. This would help recruitment and retention of staff.

1.6 Carrie will soon be visiting an Extra Care facility in Ledbury where they have a Health Care system including nursing beds. It might be possible to have live-in care. In the case of end-of-life care, the St Wilfred's Hospice now provides home care which would apply to Extra Care facility residents.

1.7 Highwood Mill in Horsham, another extra care scheme consists of 105 units which are either bought outright or affordable units. This is not a popular model. Currently 5% of WSCC referrals come from out of county.

1.8 The main sticking point as far as commissioning more Extra Care Facilities is land availability. WSCC are also looking at Section 106 funding. Clarification is needed as to whether the affordable units in an Extra Care Facility would be included as part of the 30% affordable housing within a development or would be in addition to it. In 2020 WSCC will be launching an Extra Care Strategy (Oona Hickson is involved).

1.9 Additional points:

(1) Ideally the facility should be U-shaped or square shaped.

(2) Leaholme are looking to build a relationship with Chichester College to facilitate visits from students studying related topics.

(3) Learning/mental health disability residents could be integrated within an Extra Care Facility up to a maximum number of six.

SPNP Housing Group

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