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Council
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**TO EACH MEMBER OF THE
SOCIAL CARE, HEALTH & HOUSING OVERVIEW & SCRUTINY COMMITTEE**

18 January 2012

Dear Councillor

**SOCIAL CARE, HEALTH & HOUSING OVERVIEW & SCRUTINY COMMITTEE - Monday
23 January 2012**

Further to the Agenda and papers for the above meeting, previously circulated, please find attached the following additional report which was marked as "report to follow":-

11. Outcome of public consultation on proposals for Crescent Court, Toddington and Croft Green, Dunstable

To consider a report detailing the outcome of public consultation on Crescent Court, Toddington and Croft Green, Dunstable.

This item is scheduled for 30 minutes.

Should you have any queries regarding the above please contact Jonathon Partridge, Scrutiny Policy Adviser on Tel: 0300 300 4634.

Yours sincerely

Jonathon Partridge
Scrutiny Policy Adviser
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Meeting: Social Care, Health and Housing Overview and Scrutiny Committee

Date: 23 January 2012

Subject: Future of Crescent Court Sheltered Housing Scheme (Review of housing for older people in the south of Central Bedfordshire)

Report of: Cllr Hegley , Executive Member for Social Care, Health and Housing

Summary: This report summarises the outcome of the consultation on the future options for Crescent Court and seeks guidance on a recommendation to the Councils Executive Committee on the way forward.

Advising Officer: Julie Ogley, Director of Social Care, Health and Housing

Contact Officer: Tony Keaveney, Director of Social Care, Health and Housing

Public/Exempt: Public

Wards Affected: Toddington

Function of: Council

CORPORATE IMPLICATIONS

Council Priorities:

1. Supporting and caring for an ageing population – This report looks at ways in which the Council can respond to the housing needs of older people in Toddington (and beyond). It looks at the growing trend towards Extra Care Housing as an approach that provides care and support to older people in a way that enables them to enjoy an independent lifestyle.

Financial:

2. Each of the three options for the future of Crescent Court has financial implications for the Council. These range from approx. £2m for a refurbishment with additional flats to approx. £5.5 – 6m for the replacement of the existing sheltered housing scheme with an Extra Care Housing Scheme.
3. The changes that are currently being made to the way that Council housing is financed does provide an opportunity for the Council to undertake the development of the Extra Care Scheme if it is the preferred option.

Legal:

4. None identified

Risk Management:

5. None identified

Staffing (including Trades Unions):

6. Not applicable.

Equalities/Human Rights:

7. The current accommodation at Crescent Court does not fully meet the needs of older people. There are access issues to the building for people with disabilities and the flat layouts are not considered suitable for wheelchair users.
8. As part of the consultation process outlined in this report, an Independent Tenant Adviser was appointed to support the residents. Their remit was to ensure that the residents were kept fully informed and supported in the communication of their views to the Council on the three options for the future of Crescent Court.

Community Safety:

9. Not applicable.

Sustainability:

10. Not applicable.

Procurement:

11. If a decision is taken by the Executive Committee to pursue the development of an Extra Care Scheme, via a Housing Association, the Councils procurement process will be used.

RECOMMENDATION(S):

The Committee is asked to:-

1. **Consider the three options for the future of Crescent Court that formed the basis of the consultation exercise.**
2. **Consider the outcome of the consultation on the three options, including a variant option that residents of Crescent Court have produced**
3. **Consider the officer recommendations as outlined in paragraph 71 of the report**
4. **Provide guidance on a preferred way forward to be recommended to the Executive Committee**

Background

12. In February this year, a review of housing for older people in the south of Central Bedfordshire commenced. The purpose of the review, which is still underway, is to inform current and future provision so that it responds to customer expectations and needs, emerging trends in this field and the Councils financial constraints.
13. Currently, Council housing for older people is provided through Sheltered Housing and Extra Care schemes and older person's bungalows. These are designed to meet the needs of older people who may need a little extra support to remain living independently. The schemes benefit from having an alarm service and assistance from Sheltered Housing Officers who make contact with residents on a regular basis. There are also older people who live in standard Council accommodation that has been adapted to help with mobility issues.
14. There are over 600 units of older persons' accommodation throughout the south area of Central Bedfordshire, many of which were built over thirty years ago. A growing number have begun to 'show their age' and there are concerns that they do not meet modern standards or the expectations of future residents. This is not the case for every scheme but for some, and especially those that still have bedsit accommodation, there are problems with attracting potential residents from Central Bedfordshire.
15. Prior to the establishment of the Review, an asset review of the Councils Sheltered Housing Schemes was undertaken to prioritise those schemes that were not meeting current demand and had health and safety / building / maintenance issues that would likely impact on its ability to meet future demand.
16. One of the early outcomes of the asset review was the identification of Crescent Court in Toddington and Croft Green in Dunstable as two schemes that had issues requiring attention. These are summarised below in relation to Crescent Court.

Crescent Court accommodation – Issues requiring attention

17. **History of Crescent Court** - Crescent Court is a typical two storey sheltered housing scheme consisting of 21 self contained flats and bedsits. Built in the 1960's, the accommodation originally consisted of bedsits with communal bathrooms. However, over the next twenty years expectations changed and peoples preference moved towards self contained accommodation with bathrooms and one or two bedrooms. Therefore in the 1990's most of the bedsits were turned into flats, with only four bedsits being retained. The demand for the four bedsits has continued to decline and there have been a number of occasions when the bedsits remained empty for considerable periods of time. During these occasions the Council is unable to collect rent and income is lost.

18. **Design and layout of the building** - The general layout of the building has not altered since it was built. There is only one lift in the centre of the building and it is a considerable distance from the lift to the furthest flat in either wing of the building. Also, as the flats were converted from bedsits, the design is not ideal and people with mobility issues are least able to move around their flat with ease. The Council's Occupational Therapists have deemed the flats in Crescent Court as unsuitable for wheelchair users.
19. **Access arrangements** - The narrow corridors do not allow for wheelchair users to be able to pass one another easily or safely. In addition, fire exits do not allow for easy access for wheelchairs and there is no storage provision for mobility scooters.
20. **Heating** The heating system has been in place since the scheme was built and is unreliable. Whilst there has not been a breakdown in recent times, the boiler is closely monitored and preventative action is regularly taken to ensure its continuity. There is a risk that the heating system will breakdown and be beyond repair. Contingency plans are in place should this occur.
21. **Fire Safety.** A recent statutory audit by a Fire Safety Officer identified a number of improvements required, including the replacement or upgrading of all internal doors to meet current regulations and upgrading of the fire alarm system. These improvements will be implemented at the earliest opportunity.

Consultation on the future of Crescent Court

22. In February 2011, informal discussions were held with Crescent Court residents on the outcome of the asset review. At this stage the intention was to share the information with residents and discuss the options that would be available to them should the Council decide that the issues highlighted in the asset review required residents to move out of the building. At this stage, as no decision had been made by the Council on the future of the building, these discussions were intended to be of an information sharing nature, prior to any formal consultation taking place.
23. The sensitive nature of these discussions caused concern to be expressed by the residents and some members of the community that older vulnerable people were being consulted without the support of family and friends. Concern was also expressed that the Council had already made a decision to demolish the building. The Friends of Crescent Court was formed around this time and began a campaign to save Crescent Court. The Friends consist of a number of Toddington residents, Parish Councillors and Crescent Court residents. Given the level of concern being expressed, a decision was taken to bring forward the formal consultation process on the future options for Crescent Court. However, as the timing coincided with the lead up to the local elections and the 'purdah' period, which sets constraints on pre election publicity, it was decided to launch the consultation process after the May elections.

24. In May 2011 a formal consultation process was launched. The process, in line with other Council consultations had four phases – Information gathering and research, analysis and development of options, consultation and Council decision.
25. To ensure that the Crescent Court residents were fully supported during the consultation process, an Independent Tenant Adviser was appointed (selected by a group of Crescent Court residents). The Friends of Crescent Court were also recognised as a group representing the best interests of the residents and were kept informed and consulted on the development of key documents in the consultation process.

Summary of the information gathering phase

26. **Housing Needs Survey** - The information gathering phase of the process included a Housing Needs Survey with specific questions relating to the housing needs of older people. The survey was sent to all households in Toddington and the surrounding areas. The results of the Survey identified a level of need (albeit a relatively low level) for housing for older people in Toddington. This need was 'split' evenly between support at home, older person's bungalows and Crescent Court. The information supplied on income levels indicated that there may be people who would not qualify for affordable housing but could be interested in shared ownership.
27. **Extra care housing and dementia care** - Whilst the survey focused on local need, wider research was undertaken to identify trends in housing for older people and the likely demand across the whole of Central Bedfordshire. The research identified a growing trend towards the provision of Extra Care Housing as an alternative to residential care for those people who could live independently with care and support. In addition, such schemes were often designed to include provision for people with dementia, if a need had been identified.
28. Local research on the future demand for housing for older people indicated that by 2030 the total population of Central Bedfordshire aged 65 and over is predicted to increase by 75% from 39,300 to 68,900. In addition, recent studies have indicated that over 500 new extra care places are needed in Central Bedfordshire to meet existing demand.
29. In relation to the provision of housing for people with dementia, research has indicated that in the Central Bedfordshire area, there could be 3,031 people age 65 and over with dementia. Whilst there will be a very large number of these people who will remain in their own homes, the current forecast is that there will be a demand for supported housing beyond that which is currently available.
30. **Development by a Housing Association** - exploratory meetings were held with three local housing associations. The purpose of these meetings was to build understanding on the issues that would arise for a housing association if it were to undertake a redevelopment of the existing building. The general view expressed was that for any development by a housing association to be viable, it should be mixed tenure, with some affordable housing and some shared ownership provided.

31. **Lettings research for Crescent Court** - Between April 2008 and March 2011 four of the one bedroom flats and one bedsit were let in Crescent Court. One unit was let to an existing Crescent Court tenant as a transfer, two were let to people living in Central Bedfordshire but not in the Toddington ward and the two remaining units were let to people from outside Central Bedfordshire. Two bedsits in Crescent Court were empty for more than a year.
32. **Early expression of public views** - Prior to the launch of Phase Three – Public Consultation, many Toddington residents expressed their support for the retention of housing for older people in Toddington. The public meeting held in May to launch the Consultation Process was very well attended and the Friends of Crescent Court have led a consistently strong campaign to retain Crescent Court / housing for older people in Toddington, whilst at the same time providing advice and support to the residents living there. Strong support for the retention of housing for older people in Toddington has also been expressed by the local G.P and the church representatives on a number of occasions.
33. **Summary of the research and information used to develop the options for the future of Crescent Court**
- Strong local support for the ongoing provision of housing for older people in Toddington
 - A growing demand for Housing for older people in Central Bedfordshire (and a level of demand in Toddington)
 - Increase in the number of people with dementia in Central Bedfordshire
 - A national move towards the provision of Extra Care Housing and a move away from the provision of Sheltered Housing and Residential Care Homes
 - Possible interest from housing associations in the development of a new scheme
 - Changes required to Crescent Court to meet modern standards
 - Ongoing problems in the letting of the bedsits
34. In addition to the above, changes made to the financing of Council housing has meant that there is now an opportunity for the Council to fund the development of a new Scheme.

Development of the options for the future of Crescent Court

35. Based on the outcome of the information and research, three options for the future of Crescent Court were developed.

Option One – Refurbishment of the existing building

36. This option involves a major refurbishment to the building and its retention as a Sheltered Housing Scheme. This option does not provide for an on site care team or any provision for people with dementia.
37. The option addresses all the concerns that have been identified by the Council as part of its review in relation to access, mobility and health and safety. The proposed changes will involve the extension and refurbishment of all flats, providing more space and making them suitable for wheelchair users. This would result in twenty eight, one bedroom flats overall.
38. The changes include
- Alterations to all flats to provide larger more accessible accommodation.
 - Removal of the existing bedsits.
 - A two story extension to the rear of each wing of the building to provide an additional four flats (eight in total).
 - Construction of two additional lift shafts and stairs within each wing.
 - Two new entrance doors situated at each side entrance to provide easy access to the first floor accommodation.
 - Construction of an extension at the rear of the building to provide a communal lounge and store.
 - Removal of sections of the existing corridor to provide passing space.
 - Two new patio areas in the rear garden.
 - Implementation of all fire safety recommendations
 - Replacement of the heating system
39. **Impact on Crescent Court residents** - The amount of work required for this option could cause a significant level of disruption to residents. To mitigate this impact, the work would be undertaken on a phased basis to reduce the level of disruption and minimise the time that people would have to move out of their flats. For those people who have to temporarily move out of the building, the Council would respect a commitment given by Councillor Mrs Carole Hegley to provide alternative accommodation in Toddington.
40. **Impact on the wider community** – If the Council decided on this option, a planning application would be developed and be subject to the usual approval process. This would allow for Toddington residents whose property may be impacted by the development to express their views. This option would increase the number of flats in Crescent Court and create a modern, accessible building with good communal facilities.

41. **Timescales** - It is likely that the overall timescale would be 3 to 4 years. This would be made up of approximately 12 – 18 months for the planning application to be submitted and approved and the selection and appointment of a developer. During this time, the Council and the Independent Tenant Adviser would work with the Crescent Court residents on a plan for the phased refurbishment which would cause them minimum disruption. As a phased refurbishment is proposed it is likely that the building works would take approximately 18 – 24 months to complete.
42. **Costs** - It is estimated that the refurbishment would cost in the region of £2m.

Option Two – Development of an Extra Care Scheme on the existing Crescent Court site, including provision for people with dementia

43. This option involves the demolition of the existing building and the development of an Extra Care Scheme with approximately 48 self contained one and two bedroom flats. There would also be provision for people with dementia. The scheme would be designed using current guidance on housing for older people and those with dementia. This would include comfortable and modern communal spaces both inside and outside the building, easy access to all facilities and good use of light and space. A care team would be on site at all times with support and care being provided according to individual needs.

This option could be developed by the Council or by a Housing Association

44. **Impact on Crescent Court residents** - Crescent Court residents would need to move out to allow for the demolition of the existing building and the development of the new Extra Care Scheme. The Council would work with residents and their family and friends to find solutions that best meet individual needs. The Council has given a commitment that any resident who does not want to move out of the area will be housed in Toddington whilst the development takes place. The Council has also given a commitment that any residents wishing to move into the new development will be able to do so. These commitments would also remain if a Housing Association were to develop the Scheme.
45. In relation to rents, these are generally higher for Extra Care Schemes than for Sheltered Housing. This is due to the increased communal space and facilities. In addition, Housing Associations are now able to charge tenants a rent that is up to 80% of market rent (the rent being charged for properties of a similar size and condition in the area).
46. **Impact on the wider community** - If the Council decided on the development of an Extra Care Scheme, a planning application would be developed and be subject to the usual approval process. This would allow for residents of Toddington, whose property may be impacted by the development, to express their views.

47. **Timescales** - It is likely that the overall timescale would be 3 to 4 years. This would be made up of approximately 18 – 24 months for the Council to work with Crescent Court residents to find alternative temporary accommodation, for the planning application to be submitted and approved and the selection and appointment of a developer. It would then take approximately 18 – 24 months for the development to take place.

48. **Costs** - It is estimated that this will cost in the region of £5.5 – £6m

Option 3 - Development of an Extra Care Scheme at an alternative site in Toddington

49. As with Option Two, this development could be undertaken by the Council or by a Housing Association.

50. This option proposes the development of an Extra Care Scheme with provision for people with dementia on a new site in Toddington. This site has not yet been identified. The design of the scheme would be similar to that proposed for a new development on the Crescent Court site. Should suitable land be identified it is possible that a land swap arrangement would be proposed, with the new scheme being developed whilst the existing Crescent Court is retained. On completion of the new development, the two pieces of land would be 'swopped'

51. **Impact on Crescent Court residents** -. If this option were selected, Crescent Court residents would remain in their homes whilst the new scheme was being built. When the new scheme was complete, Crescent Court would no longer exist as a Sheltered Scheme. No decision has been taken on the future of the building. Those residents that wanted to move into the new scheme would be able to do so. Those tenants that did not want to move into the new scheme would be given support by the Council to find alternative accommodation.

52. **Impact on the wider community** - The village of Toddington is surrounded by metropolitan green belt land with very tight restriction on development outside of the village envelope. However, the intention of the Localism Act is to give local communities greater control over local planning decisions, via a range of options including the development of a Neighbourhood Plan or Community Right to Build.

53. It would be feasible to include the development of an extra care housing scheme within a Neighbourhood Plan, as this process would allow the Green Belt to be rolled back in appropriate locations. Currently, the planning policy team are assisting the Parish Council in their bid for neighbourhood plan frontrunner monies. Should the frontrunner bid be successful, this would secure £20,000 toward Central Bedfordshire carrying out the necessary referendum required as part of the process, together with other administrative costs in relation to an examination.

54. It is anticipated that the Neighbourhood Plan would take some 24 months to complete and once completed, it would be a material consideration in the determination of future planning applications

55. **Timescales** - The timescales for this option depend on a range of issues including the identification of a site, consultation with the residents of Toddington on the level of support for such a development, gaining approval on its use, and obtaining planning approval for the development of an Extra Care Scheme. It is likely that this will take three to five years
56. **Costs** - The cost of the development of the scheme could be in the region of £5.5 – £6m. There is likely to be nil land costs if this option is facilitated by a land swap.

Outcome of the consultation phase

57. A range of options for people to have their say were provided through this phase. These included a survey form that was available on line and at several locations throughout Toddington, a public meeting in Toddington Village Hall and a series of 'manned' displays held during the week and at weekends. Meetings were also held with the residents at Crescent Court and Toddington Parish Council. In addition, the Independent Tenant Adviser held a number of group meetings with Crescent Court residents and their family and friends as well as one to one meetings or phone calls.
58. There was a very low response to the consultation survey, with only twenty three completed surveys; nine from residents of Crescent Court and nine from local residents and a few others. There was a clear order of preference from Crescent Court residents – Option 1, 2 and lastly option 3 and for Option 2 and 3 to be council run. Local residents had a more mixed opinion; although this is only based on nine responses so may not be very representative of the wider community.
59. The public meeting was attended by approx. 50 people and the discussion covered a range of topics in relation to the three Options. During the meeting the Director of Social Care, Health and Housing invited people to put forward any options that they consider to be appropriate and would be a good fit for Toddington whilst meeting current and future demand. . In summary the key points made at the meeting were as follows :-
- The potential disruption that would be caused to residents if Option Two were selected by the Council
 - The lack of alternative suitable Council housing for residents if Option Two were selected
 - Potential rent increases if a Housing Association developed the scheme
 - The 'fit' of a 48 bed extra care scheme into the village
 - Concern about including provision for people with dementia
 - The development of an alternative option by the Friends of Crescent Court
 - Support for the retention of housing for older people in Toddington

- The lack of suitable land in Toddington for a new development
- The length of time that each option would take and the continued disruption and uncertainty for the existing residents

60. The residents of Crescent Court expressed their views through a number of routes. With support from the Friends of Crescent Court, the Independent Tenant Adviser and the Parish Council, an alternative option was developed which is a variation on the refurbishment option. This option proposed the following features:-

- the removal of the four bedsits
- the addition of two wings containing a number of one and two bedroom flats with the opportunity to designate a specific area for residents with early levels of dementia
- a more efficient heating system
- an on site care team that could also support older people in the wider community

61. The outcome of group meetings and face to face conversations held between residents and the ITA is summarised below :-

- Option One had most support although concerns were expressed regarding the health and safety issues relating to building works.
- Option Two was considered unrealistic as they felt that there limited opportunities for existing residents to be decanted in the village so that a new build could be constructed on the existing site
- Option Three was considered to have a long timescale. Queries were also raised regarding the availability of alternative locations.
- Residents were pleased that the Council had given such an unequivocal assurance that residents would have the right to stay in the village. They all felt strongly about staying in the village.
- The general consensus was that they would ideally like to see the existing building upgraded and four extra flats constructed at both ends of the block. This was Option One in a somewhat expanded form.
- Some residents pointed out that their existing flats were the result of a previous remodeling that had taken place back in the 1980s. There were only 4 remaining bed sits that it could be said were too small'

- Residents were concerned to refute any suggestion that they were living in some form of 'squalor' (their actual wording). They felt their homes were fine and the building was worth preserving. One resident made the comment that the need to introduce a lift at the end of the block was not necessary as residents could cope with the existing facility in the middle of the block. Two others said that the heating system service for the scheme was somewhat intermittent but that the cost of replacement had been somewhat exaggerated.
- There was an appreciation that Option One could only work if the scheme would be viable and safe for residents in health & safety terms. One resident pointed out that the danger from brick/building dust would be very real.

62. One to one telephone surveys were also held with a number of residents and their families. In summary , people expressed their preferences as follows :

Option One (Refurbishment)

Residents 6, Family 4

Option Two (Development on existing site)

Residents 0, Family 1

Option Three (Development on new site)

Residents 1, Family 3

Option One or Three

Residents 2

Don't know

Residents 5

63. During the consultation process concern was expressed by some residents regarding the provision of housing for people with dementia and the nature of an extra care scheme being similar to a nursing home. To help address these issues, a visit to an extra care scheme in Luton was arranged and approx. twelve residents took part. A tour of the building was provided as well as an opportunity to meet and talk with residents there.

64. The Parish Council are in support the views of the Friends of Crescent Court and the Crescent Court residents who have expressed their views. A formal response received from the Parish Council on 12th December indicated that they were in support of the Residents Option as they consider that it provides 'value for money, support for the Councils strategic aims: and a viable, high quality alternative to residential care'. In addition the Parish Council confirmed that should a suitable site be found within the village, they considered Option Three to be a viable option. Further to this, they confirmed that should this option be selected by the Council the Parish Council would look to work in partnership with the Council through the development process.
65. The Older Peoples Delivery Partnership considered the options at its meeting on 30th November and expressed the following views. They understood the concerns expressed by current Crescent Court residents and their general desire to retain the current building with limited change. However they also are aware of the need for additional housing for older people and were supportive of the options to provide extra care housing, but felt that these options would need to cause minimum disruption to current residents
66. The very low turnout in survey responses could indicate that the retention of housing for older people is a key priority for the community and without an option of demolition in the consultation process people felt less inclined to take part.

Current Position

67. **Option Three – Development of an Extra Care Scheme on a new site in Toddington** It is possible that development on green belt land may be an option now that the Localism Act has been introduced. This has provision for the development of a Neighbourhood Plan which could propose development on green belt land if a need for the development is proven and there is community support.
68. **Options Two and Three - Development by a Housing Association** Several expressions of interest have been received from a range of housing associations and developers. Meetings are being held through January with each party to discuss the outcome of the consultation and the Councils requirements for anew development.
69. **Alternative proposal from Crescent Court residents** – As referred to in paragraph 60 above, a Crescent Court resident's option has been developed and submitted for consideration by the Council. A meeting is being held between the Executive Member for Housing, the Director of Social Care, Health and Housing and the Friends of Crescent Court on 18th January 2012 to discuss this option.

70. **Ongoing review of housing for older people** – As part of the review, development appraisals are being done on a number of sites within the south of Central Bedfordshire. This work is being done to prepare some alternative sites for members to consider should a decision be made not to develop an extra care scheme in Toddington. The information from the appraisals will be used alongside information on the Councils sheltered housing schemes indicating their current condition and future potential, lettings history and suitability for development.

Officer recommendations on the future options for Crescent Court

71. In evaluating the three options, plus the alternative option submitted by the Crescent Court residents, officers have taken three key factors into consideration. The first factor is how each option meets current and future housing needs for older people. The research outlined in this report indicates an increasing need for housing for older people in the Central Bedfordshire area. The research also indicates that Extra Care Housing is replacing both Sheltered Housing and Residential Care as it promotes independent living alongside 24 hour care and support
72. The second factor is the outcome of the Consultation process. With regard to wider resident feedback, there was a very low level of written responses. This could in part be due to the options all guaranteeing ongoing provision of housing for older people in Toddington. It could also mean that residents and other interested parties were aware of the development of a Crescent Court residents' option and there was implicit support for this option. The Parish Council have indicated their support for the residents' option and for Option Three, development of an Extra Care Scheme on a new site in Toddington. Clearly, Crescent Court residents that took part in the consultation process are in support of the residents' option.
73. The third factor is the health and welfare of Crescent Court residents. Officers are mindful of the residents concerns regarding any option that would involve them moving out of Crescent Court. They are also mindful of the health and safety issues and the risks associated with the current heating system.
74. Taking full account of the factors summarised above, officers are of the view that Option One (refurbishment) and the Crescent Court residents proposal should not be progressed as they do not meet the need to provide additional housing for older people in the Central Bedfordshire area. Officers are also of the view that Option Two, as described, should not be progressed at any stage unless the development could be phased in a way that would mean no resident having to move off site.

75. The officer recommendation is therefore that Option Three (Development of an Extra Care Scheme on a new site in Toddington) be progressed as the Councils preferred option. It is likely that this option would be progressed via a Neighbourhood Plan and would take 4 -5 years to come to fruition. Initial discussions with landowners suggest that a land swop option is feasible. This Option is recommended on the basis of work being undertaken now to replace the current heating system at Crescent Court and to address the fire safety issues. It is estimated that this will cost in the region of £250,000. (The intention would be to recycle parts of the new heating system, e.g. the boiler, in approx. five years time on the basis of Crescent Court being replaced by the new Extra Care scheme, should that Option be approved.)
76. Further recommendations are detailed below
1. That further work is undertaken on the feasibility of Option Two (Development of an Extra Care Scheme on the existing site) being developed on a phased basis, with residents remaining on site. This Option should only be progressed if Option Three (Development on a new site in Toddington) does not come to fruition and if the development can be undertaken on a phased basis.
 2. That officers continue exploratory discussions on the viability of a Housing Association undertaking the development of the Extra Care Scheme.
 3. That existing Crescent Court residents be guaranteed a place in the new development.
 4. That if Option Three is agreed, officers should seek to work in partnership with Toddington Parish Council to progress the development.

Background papers and their location: (open to public inspection)

The following documents are all available on the Councils website www.centralbedfordshire.gov.uk – Home and Housing, Sheltered Housing, Crescent Court

- (1) Housing for older people literature review
- (2) Review of housing for older people in the south of Central Bedfordshire
- (3) A review of housing for older people in the south of Central Bedfordshire – Consultation plan for Toddington
- (4) Future options for Crescent Court Sheltered Housing Scheme – Consultation Document
- (5) Outline development plans and drawings for the three options

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