

REPORT OF THE DIRECTOR OF HEALTH, HOUSING AND ADULT SERVICES

MOOR HOUSE, HETTON – EXTRA CARE SCHEME

1.0 PURPOSE OF THE REPORT

- 1.1 The purpose of this report is to update Members regarding the extra care development proposed at the site of Moor House, Hetton.

2.0 BACKGROUND

- 2.1 In January 2005, Cabinet approved the development of extra care housing on three of the Council's existing older people's homes sites, including Moor House, Hetton. Cabinet also agreed to the Council's direct services providing the care and support through its award-winning Social and Health Care workforce.
- 2.2 Housing 21 was selected as the council's partner in the development of the extra care schemes. They are a major national provider of housing and support services for older people, a registered housing association and a not for profit organisation with charitable status.
- 2.3 The disposal of the Moor House site to Housing 21 will enable the development of a 50 x two bedroom apartment extra care housing scheme. The scheme will be mixed tenure providing 24 apartments for rent; 12 for shared ownership and 14 for outright sale.
- 2.4 Staff will be on site 24 hours each day providing flexible care packages to meet the assessed needs of individuals. The extra care base will work from the building and serve the local community bringing more flexibility and quicker response to the needs of the older population local to the extra care scheme.
- 2.5 The City Council is entitled to 100% nomination rights for the rented and shared ownership properties in perpetuity.

3.0 CURRENT PROGRESS

- 3.1 The existing Moor House building had an 'emerging bats survey' undertaken on 24th June and 1st July 2008. No habitation was confirmed enabling the building to be demolished without the need for a bat licence.
- 3.2 Furniture is now cleared from upstairs rooms and relocated on the ground floor. The asbestos survey is complete in this area and will assist in shortening the overall demolition time. The electricity supply, water and gas have been disconnected to the building.
- 3.3 The demolition contractor intends to begin soft stripping the building ahead of the asbestos removal estimated end October to be followed by full scale demolition.

- 3.4 A provisional start on site date of February 2009 has been agreed with partners, with completion of the scheme expected by May 2010.

4.0 CONCLUSIONS

- 4.1 The extra care scheme development at Moor House is progressing as planned with land transfer paperwork progressing with Housing 21 to enable start on site within programme. Second stage consultation will be carried out early 2009.

5.0 RECOMMENDATIONS

- 5.1 Members are recommended to note the contents of this report.

6.0 BACKGROUND PAPERS

- 6.1 Cabinet report 10 September 2008