

## **West Lothian Integration Joint Board**

Date: 16<sup>th</sup> February 2016

Agenda Item: **13**

### **NEW SUPPORTED HOUSING DEVELOPMENT**

#### **REPORT BY HEAD OF SOCIAL POLICY**

#### **A PURPOSE OF REPORT**

The purpose of the report is to offer the Board an overview of the development of Rosemount Gardens in Bathgate, a new supported housing facility for older people.

#### **B RECOMMENDATION**

The Board notes the investment in supported housing for older people and supports the approach to care which aims to maximise independence and choice.

#### **C TERMS OF REPORT**

Rosemount Gardens is a new build supported housing complex in Mid Street Bathgate, situated close to the existing sheltered housing complex in Rosemount Court. Upon completion it will offer 30 new tenancies for older people in an ideal location close to Bathgate Town Centre. The building is designed to be fully accessible and dementia friendly offering ideal opportunities to promote independent living.

The existing sheltered housing complex in Rosemount Court requires extensive refurbishment and this can only be achieved by decanting tenants while the work is ongoing. Once the new build is complete, it will be available as temporary accommodation while Rosemount Court is refurbished.

Although there has been some slippage in the completion date the building contractor concerned has now indicated Rosemount Gardens will be handed over to the Council during spring of 2016. HUBCO the company responsible for managing the construction programme have been involved in monitoring progress and evaluating this suggested timeframe. Meantime tenants have been kept up to date with regular briefings from both council staff and contractors who have provided regular Newsletters.

The associated service model has been developed to offer maximum choice and flexibility with core services being supplemented by a menu of choices adapted to individual needs and preferences. Designed with a public restaurant and café to encourage community participation, the Assisted Living model focuses on keeping supported housing well integrated with the local community. The onsite staff team will assist with tenancy support and will have a key role to play in encouraging tenants to remain active participants and valued contributors to the local community.

Being situated in very close geographical proximity to both Rosemount Court and Jane Place (both sheltered housing complexes) offers an ideal opportunity to adopt a more streamlined and flexible approach to the use of staff resources across all three provisions. The service model has been designed to ensure that staff can work flexibly across all three sites offering economies of scale and ensuring that tenants in all three complexes can benefit from the additional investment.

Tenancies will be allocated on the basis of the council's sheltered housing criteria. Tenants who are decanted from Rosemount Court will have the opportunity to apply for tenancies in the new build should they decide not to return to Rosemount Court.

It is the intention of the team responsible for the project to invite all the members of the Integrated Joint Board for an introductory visit prior to the official opening.

## **D CONSULTATION**

Tenants at Rosemount Gardens and Jane Place have attended meetings hosted by the Council to enable their views, comments and feedback to be captured.

In addition consultation has also taken place with West Lothian Senior Peoples Forum; Social Policy Policy Development and Scrutiny Panel; Health and Social Care Scrutiny Panel and Bathgate Local Area Committee.

All of the aforementioned have at their respective meetings indicated they view this development in an extremely positive light.

## **E REFERENCES/BACKGROUND**

Equality Impact Assessment (attached)

## **F APPENDICES**

Service Leaflet – hard copy available for distribution

## **G SUMMARY OF IMPLICATIONS**

<b>Equality/Health</b>	The report has been assessed as having little or no relevance with regard to equality or the Public Sector Equality Duty. As a result, equality impact assessment has not been conducted. The relevance assessment can be viewed via the background references to this report.
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<b>National Health and Wellbeing Outcomes</b>	<p>Outcome 2: People including those with a disability or long term condition, or who are frail, are able to live as far as reasonably practicable, independently and at home or in a homely setting in their community.</p> <p>Outcome 9: Resources are used effectively and efficiently in the provision of health and social care services.</p>
<b>Strategic Plan Outcomes</b>	Older people are able to live independently in the community with an improved quality of life.
<b>Single Outcome Agreement</b>	Older people are able to live independently in the community with an improved quality of life.
<b>Impact on other Lothian IJBs</b>	None
<b>Resource/finance</b>	This development represent a capital investment of £7.3 million and additional revenue of £150 thousand. Funding was confirmed prior to commencement.
<b>Policy/Legal</b>	Equality Legislation
<b>Risk</b>	Risk Register in place for duration of Project.

## **H CONTACT**

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