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**Annex 2**

Alison Golby  
Strategic Commissioning Manager (Housing)  
Adult and Community Services  
County Hall  
Exeter EX2 4QR

Dear Alison,

### **Draft Extra Care Housing Commissioning Strategy**

Thank you for your letter dated 5<sup>th</sup> May 2009 with the above draft strategy.

Generally I welcome the strategy and am pleased to see a considered approach to delivering a number of Extra Care and Close Care housing schemes across the county. The document does come across with a strong social care flavour and would benefit from a more balanced housing and social care edit.

I support the partnership approach advocated in the draft strategy and will make a representative available for any tender exercise in the future.

I have a few detailed observations in the form of reservations and questions. There is an understandable lack of detail in respect of finance so I am a little concerned what we are being expected to 'sign up' to. As an authority we may have opportunities to provide land as in the Halsdon Avenue scenario, but we have precious little capital available for new build.

It is essential that the Homes and Communities Agency support the strategy as key funding partners, and RSL development partners as financial viability will be a key factor in delivery. Local housing authorities are now able to bid for grant, which has opened potential new delivery opportunities.

I like the inclusion of existing sheltered housing and opportunities for re-modelling. I am not convinced that we should be constrained by 50 units or necessarily apartments. Similarly the dependency mix for residents should only be regarded as a guide.

I have some reservations about the robustness of the needs analysis, which seems to be an estimate based upon government models, and an assumption that limiting long term illness = need for extra care.

The Devon towns should include Budleigh Salterton, and the rural situation seems to be somewhat neglected.

It is important that communal service charges are affordable. Can we assume that Supporting People funding will be available towards care and support costs? Hopefully this will not be at the expense of existing funding for older persons, where we have uncovered significant unmet need in the private sector.

There needs to be more detail in the programme delivery section, particularly in respect of the partnership consortium.

I am not clear how the percentages are derived in the paragraph 6.5 or whether they are realistic and achievable at this stage.

I have copied the draft strategy to my Portfolio Holder, Councillor Miss Jill Elson, and can take the document to our Housing Review Board for consideration, if you feel this would be helpful. Our Housing Strategy has recently been updated and republished, and does make reference to the need for extra care housing.

I hope that the contents of this letter are considered helpful and supportive.

Yours sincerely

John Golding  
Head of Housing & Social Inclusion