

**LEARNING DISABILITY HOUSING AND SUPPORT
STRATEGY**

Report of the Learning Disabilities Housing and
Support Members Topic Group

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1. PURPOSE OF THE REPORT

- 1.1 To provide the Scrutiny Committee with information on the Housing and Support Strategy for people with learning disabilities.

2. BACKGROUND

- 2.1 In 1998 and 1999 Hertfordshire County Council undertook a review of the range of accommodation for people with learning disabilities. The review demonstrated an increasing demand for housing for people with learning disabilities due to demographic factors. It highlighted that the provision we had did not always meet required standards. This was particularly the case with some of HCC's hostels. It also showed we did not have comprehensive countywide cover. Some services did not exist in some areas. Additionally there was a need to move from more traditional models of service to models of supported living promoting the independence of service users.
- 2.2 The result of the review was a four year development programme from April 1999, the aim of which was the replacement of 100 places in hostels and the creation of 160 additional places across the county. As a result of implementing this programme, gaps in provision would be filled and services upgraded to meet both current standards and promote a model based on fostering independence wherever possible.
- 2.3 This Strategy was approved by the Social Services Committee in January 1999. In November 2001 the Strategy was extended following a report to the Cabinet and the Executive Committee. This highlighted the continuing need for 40 places per year to meet demographic growth and was based on a needs analysis of 2,500 people.

2.4 In order to oversee the progress of the Strategy, a Member Topic Group was set up by the Social Services Committee. It has been meeting since 1998. The Group has been briefed on issues and has visited projects. It continues to meet on a two-monthly basis.

2.5 Partnerships with housing departments and housing providers have been an essential part of the Strategy. These are essential for the cost effective development of appropriate housing. These partnerships require the County Council to contribute land and/or capital resources. Working in this way it has been possible to attract alternative and additional funding. As a result developments have been completed in all areas of the county. These developments have been implemented based on the following underlying principles:

- (i) The County Council does not need to own property to ensure that its clients have the benefit of high quality care.
- (ii) The County Council seeks to work in partnership with other organisations wherever possible in order to achieve the highest level of care possible to its clients.
- (iii) Housing associations have significant specialist expertise in developing and managing housing accommodation. Housing associations are able to access capital funding sources which are not available to the County Council.
- (iv) Sites and buildings for housing can come forward from within the Council's own portfolio, from part of the affordable housing allocation on development sites or from within the existing stock of housing associations.
- (v) Housing management and care packages require different skills. Arrangements on a scheme by scheme basis are necessary to ensure that clients receive the best of care.
- (vi) Partnership working with housing authorities is essential in order to co-ordinate and plan that suitable and sufficient housing is available.

The new ways of working involving partnership with other bodies is now very much the culture of the County Council. It has been successful in producing an enhanced quality of life for many Hertfordshire residents.

2.6 In February 2003, a new Housing and Support Strategy was produced. The Strategy was a report for the Department of Health as part of the implementation of the Government White Paper on Learning Disabilities, "Valuing People, a New Strategy for Learning Disability for the 21st Century". This is now the national Strategy that is steering our work.

- 2.7 The key themes of Valuing People are Rights, Independence, Choice and Inclusion, and a considerable focus is on providing housing and support that promotes these principles.
- 2.8 The Hertfordshire Housing and Support Strategy was approved by the Joint Commissioning Partnership Board and the Learning Disability Partnership Board.
- 2.9 The Strategy outlines the values and principles underpinning the work, details what has been developed and plans for the future.
- 2.10 The aim is to develop a broad range of housing and support options throughout the county for people with learning disabilities.
- 2.11 We aim to work in partnership with Housing Departments, Housing Associations, private and voluntary care providers, users of services and family carers.

3. PROGRESS ON THE STRATEGY

- 3.1 The Learning Disability Accommodation Review highlighted the need for 40 additional places of accommodation per year for people with a learning disability for the foreseeable future. The current Housing and Support Strategy has continued with this aim.
- 3.2 Additional revenue funding has been provided to fund this growth.
- 3.3 The Accommodation Review also highlighted the need for re-providing four of our existing in-house hostels. These were Roe Hill House, Hatfield; Spring House, Welwyn Garden City; Lintons, Hoddesdon; and Orchards, Letchworth. This has now been extended to include Jupiter Drive, Dacorum and Little Bushey Lane, Hertsmere.
- 3.4 The 40 additional places are made up of new provision and spot purchased placements. As a result of this strategy there has been an increase in supported housing, and hostels have been reprovided in creative ways that increase independence and quality of life for the tenants. Tenants are supported and encouraged to undertake as many tasks for themselves as possible and become part of their community.

3.5 Growth Placements in Housing and Support - 2000 / 2001

Name	Long term	Respite	Grand Total
Mead Lodge, Broxbourne	5		5
Girtin Road, Hertsmere	12		12
Cotter House, Stevenage	11		11
Haybourn Mead, Dacorum	3		3
Scott Road, East Herts	7		7
Seymour Court, Dacorum	8		8
Paddocks, Welwyn/Hatfield	21		21
Hardings, Welwyn/Hatfield	5		5
Century Close, St Albans	7		7
Roundwood, St Albans	-28		-28
Beaconsfield Road, St Albans	-7		-7
Spring House, Welwyn/Hatfield	-15		-15
Tewin Road, Dacorum		6	6
Spot purchases	21		21
Totals	50	6	56

3.6 Growth Placements in Housing and Support – 2001 / 2002

Name	Long term	Respite	Grand Total
Golden Dell, Welwyn/Hatfield	6		6
Heronswood, Welwyn/Hatfield	6		6
Golden Dell, Welwyn/Hatfield	-6		-6
Heronswood, Welwyn/Hatfield	-6		-6
Tanners Wood Close, Three Rivers	4	3	7
Dickenson Way, East Herts	7		7
Hixberry Lane, St Albans	17		17
Westcroft, Dacorum	4		4
Beaconsfield Road, St Albans	12		12
Beaconsfield Road, St Albans	-10		-10
Roe Hill, Welwyn/Hatfield	-15		-15
Spot Purchases (Growth)	11		11
Totals	38	3	41

3.7 Growth Placements in Housing and Support – 2002 / 2003

Name	Long term	Respite	Grand Total
Cheshire Drive, Three Rivers	8		8
Cheshire Drive, Three Rivers	6		6
Paddocks, Welwyn/Hatfield	2		2
Spot Purchase (Growth)	22		22
Totals	38	0	38

3.8 2003/4 Growth Planned

Name	Long term	Grand Total
Orchards, North Herts		24
Orchards, North Herts		-24
Paddocks, Welwyn/Hatfield		3
Briar Road, Three Rivers		1
Spot Purchase (growth)		34
Totals:		38

3.9 2004/2005 – growth planned (excludes spot placements)

Name	Places
Cole Green Lane, Welwyn/Hatfield	3
Sir John Newsom, Welwyn/Hatfield	6
Chilwell Gardens, Three Rivers	12
Total	21

In addition there will be the following re-provision

Name	Places
Sir John Newsom, Welwyn/Hatfield	6
London Road, Welwyn/Hatfield	8
Saturn Way, Dacorum	6
Harefield Road, Three Rivers	6
Total	26

3.10 2005/2006 – Growth planned (excludes spot placements)

Name	Places
Metropolitan Station Approach, Watford	8
Sun Printers Site, Watford	9
Roe Hill, Welwyn/Hatfield	4
Total	21

In addition, the following re-provision is planned.

Name	Places
Roe Hill, Welwyn/Hatfield	6
Saturn Way, Welwyn/Hatfield	6
Lintons, Broxbourne	24
Total	36

3.11 Future developments planned post 2005 (excludes spot placements)

Name	Places
Norton School Site, Letchworth, North Herts	8
Furzehill Road, Borehamwood, Hertsmere	10
Lyndhurst Avenue, Borehamwood, Hertsmere	10
Trinity Site, Ware, East Herts	10
Total	38

In addition, re-provision of Jupiter Drive, Dacorum, and Little Bushey Lane, Hertsmere.

3.12 The Roe Hill, Sir John Newsom and Lintons projects will now be completed later than originally planned, as a result of capital funding not being obtained on initial bids to the Housing Corporation. Funding has now been secured for Roe Hill and Sir John Newsom. Other funding options are being explored for Lintons.

- 3.13 The Roe Hill and Sir John Newsom projects were originally re-provision but will now provide some growth as some former residents of Spring House and Roe Hill have been placed at Golden Dell, Heronswood Road and Paddocks.
- 3.14 In February 2004, The Orchards re-provision will be completed, providing 24 places in new housing for the tenants.
- 3.15 There are a number of future developments planned which will provide growth. In addition, discussions are underway Housing Departments to explore the possibility of some District Council housing being used for people with learning disabilities.

4. CURRENT NEEDS / DEMANDS

- 4.1 The demand for places for people with learning disabilities remains high.
- 4.2 There are currently 228 people on the placements panel monitor list. This means that they have been to the panel and are awaiting placement at some point in the future.
- 4.3 They are divided into 3 bands. Band 1 are people requiring urgent placement. Band 2 are people requiring placement in the foreseeable future. Band 3 are people requiring long term planning.
- 4.4 Currently there are: 26 people in Band 1
111 people in Band 2
91 people in Band 3
- 4.5 The most difficult people to place within existing provision are in the following categories:
- (i) Dual diagnosis (people with learning disabilities who also have a mental health problem).
 - (ii) Behavioural problems (including offending and sexual issues).
 - (iii) Severe autism
 - (iv) Aspergers Syndrome
 - (v) Early onset dementia, especially with Downs Syndrome. Research (Prasher 1995) indicates that 54.5% of people with Downs Syndrome over the age of 60 develop dementia compared with 1% of the general population.
- 4.6 In addition, there are a large number of people with learning disabilities currently living at home with older carers.

“Valuing People” requires that we develop plans for these people as a priority. Staff in our Community Learning Disability Teams are currently updating our information on carers and are highlighting the numbers of those over 70 years.

- 4.7 The original work on housing needs highlighted the need to re-house people into supported housing and to re-develop our older accommodation. To a large extent this has been achieved with several re-development programmes underway and significant new provision in supported housing.

There remains additional demand for supported housing, especially in Watford, Potters Bar/Borehamwood areas of Hertsmere and North Herts where there is least provision of this kind currently. There is also a need for the development of services to cope with more complex needs such as autism, dual diagnosis and behavioural problems. The development of Roe Hill and Cole Green Lane will assist with meeting this demand.

- 4.8 The increase in the variety of specialist needs means that new services will continue to have to be developed to meet an ever wider range of demands.

5. BLOCK CONTRACT PRIVATE & VOLUNTARY SECTOR HOMES

- 5.1 It was recently agreed by the Adult Care Services Management Board that the Housing and Support Strategy be broadened to look at the homes in the private and voluntary sector which were set up as part of the long stay hospital resettlement programme where there is a block contact in place with ACS.

- 5.2 The model used when these homes were developed (usually shared houses for 6 people) is no longer entirely in line with current philosophy of care. We need to develop a more person centred approach. Additionally, a number of the homes in their present form are unable to meet the high needs of the younger people requiring placements.

- 5.3 We have been working with several providers to consider the suitability of their homes against the needs of their present and prospective future residents

- 5.4 We intend to extend this work to look at all homes set up as part of the resettlement programme. The aim will be to re-configure provision to ensure that the needs of present residents are best met in services representing value for money, and that some services are re-focussed to meet the needs of younger people who are a priority for housing and support services.

6. FINANCE

Capital Funding

- 6.1 Financial partnerships between the County Council, District Housing Departments and Housing Associations are an essential part of the Strategy.
- 6.2 To assist with these partnerships, the County Council has contributed land and / or capital resources.
- 6.3 Working in this way it has been possible to attract additional funding, for example from the Housing Corporation.
- 6.4 The Learning Disability Development Fund provides a further potential source of capital funding. This is linked to the Valuing People priorities.
- 6.5 Recently Housing Corporation funding has proved more difficult to secure. A bid from Aldwyck Housing Association for Lintons was unsuccessful.

Housing Corporation funding was secured in previous years for Cheshire Drive and The Orchards.

The Sir John Newsom project obtained funding after the bid was re-submitted with additional contributions from Adult Care Services and the Housing Association involved (Genesis).

The Chilwell Gardens scheme obtained Housing Corporation funding, again with capital contributions from the Housing Association (New Leaf) and Adult Care Services.

- 6.6 For the Roe Hill project additional capital will be generated by offering some units on the site for sale. Therefore, the project can progress without the need for Housing Corporation funding.
- 6.7 In the light of more limited availability of Housing Corporation funding, it is important to recognise that specific arrangements may be needed to generate capital in future projects. Work is currently in progress to find a way forward both for the Lintons Project and for the Housing and Support Strategy more generally. Options being considered include the possibility of Private Finance Initiative (PFI).
- 6.8 Appendix 1 includes details of capital contributions on the projects undertaken.

Revenue Funding

- 6.9 To date the county council has increased the learning disability budget by over £1 million per year, in order to meet the revenue costs of growth placements.
- 6.10 Revenue Funding – Supporting People In April 2003, Supporting People funding replaced Transitional Housing Benefit as a means of providing revenue support to housing initiatives. At that time a number of schemes were designated as “pipeline”, ie schemes planned but not yet completed. These schemes were submitted to the Offices of the Deputy Prime Minister (ODPM) and the ODPM has allocated funding to each area based Supporting People team based on specific schemes. For Hertfordshire, these schemes include Sir John Newsom (£162,240), the Orchards (£149,819) and Cole Green Lane (£73,100). These are full year amounts based on full occupancy.
- 6.11 The Supporting People team has compared unit costs of each scheme with national and local value for money information. The Sir John Newsom scheme has met these criteria and been allocated its funding. The unit costs of Cole Green Lane and the Orchards are above the maximum permitted. Further detailed budget information is being prepared to explain these high costs. There will be savings from the closure of the existing hostel at the Orchards, which could offset these costs.
- 6.12 For future schemes application will have to be made to the Supporting People Commissioning Body. However there is no guarantee that those applications will be successful and alternative options to meet revenue costs on future schemes are being explored.
- 6.13 Revenue Funding 2003/04. Due to slippage on major schemes, spot placements have been the main contributor to “growth” in 2003/04 with 34 new placements either made or planned by the end of March 2004.

This is the main factor contributing to current pressure on the learning disability Private & Voluntary sector placements budget. To date, 27 new placements have been made in 2003/04, with revenue cost breakdown as follows :-

Number of Clients	27
Total cost of clients	1,182,500
Average cost in 2003/04	43,796
Cost in a full year	1,435,182
Average full year cost	53,155

With new local schemes planned to come on stream, the intention is to reduce the number of spot placements that will be required in coming years.

7 ACS SERVICES AND REGISTRATION

- 7.1 Although not formally part of the Strategy for Housing and Support, it is relevant for Scrutiny Committee to be aware of current issues regarding the question of registration of housing and support services for adults currently provided by HCC.
- 7.2 ACS has historically provided hostel accommodation to people with disabilities under the National Assistance Act 1948. The Units did not require registration under the Registered Homes Act 1984 as they were provided by the local authority. 'Board' was not provided and residents were able to claim housing benefit in relation to their rental payments. Whilst registration was not required, our hostels had been inspected by the Registration and Inspection Unit for a number of years on an informal basis and we considered this good practice.
- 7.3 The Care Standards Act 2000 requires, with effect from April 2002, that all establishments including those run by local authorities, register as care homes if they are providing 'care', together with 'accommodation', and if the level of physical support provided falls into the highest category, which is defined in the Act as "assistance with bodily functions such as feeding, bathing, toileting".
- 7.4 Until very recently, ACS had difficulty gaining clear guidance from the new National Care Standards Commission (NCSC) on which of our services should be registered as care homes and which should be covered under domiciliary care registration. Initially the focus was very much on level of personal care provided and on that basis a decision was taken to register a number of services, providing a total of 90 places for those people needing the highest levels of personal care. For other services, we considered that domiciliary care would be a more appropriate route. This was based on our aims of providing the least restrictive model of service and working on the philosophy of this being people's own homes, rather than a more traditional care setting.

This latter approach is consistent with our work within the Housing and Support Strategy and where re-provision of services has delivered a much clearer separation of accommodation and support through work with partner housing agencies. Based on more recent guidance, we are now of the view that some of the services, which we have registered in view of the level of personal care provided, would also be more appropriately covered under domiciliary care registration, with the only service to be appropriately covered under care home registration being respite care, where individuals do not have licence agreements and where we are clearly providing a package of support, together with accommodation.

7.5 More recently the NCSC have set out their view that all those services previously inspected (albeit informally) should be registered as residential care homes. Both parties have sought legal advice and detailed negotiations are currently in progress. Whilst we continue to consider that domiciliary care is the more appropriate route for most of our services, there are risks that the nature of current licence agreements and the way in which services are arranged, may mean that, in law, our services could be described as residential care homes and if this is the case, we will have to take steps to register services as such.

7.6 At present all residents, including those in the units we have registered as 'care homes', continue to claim housing benefit. This is because the wording of the housing benefit regulations has not caught up with the new Care Standards Act 2000. It is, however, considered only a matter of time (new changes are expected imminently) before they do and subsequently residents in registered care homes will lose their entitlement to Housing Benefit.

If all our services, including group homes, were to be registered as care homes and if associated housing benefits and Supporting People monies were no longer available, the financial consequences for the Council, and for service users, would be significant.

Worst case scenario is as follows :-

	£
Reduction in income from Housing Benefit stopping	-2,015,023
Reduction in income from Supporting People income stopping	-1,457,288
Loss of income from food contributions	-457,928
Income from Financial Assessments	1,296,569
Net Loss of income to ACS	-2,633,671
Net Loss of income to clients	-838,641
Total Reduction in Income	-3,472,311

This is based on 433 available places and assumed occupancy of 411. Average potential loss of income per place, per week, is £117 to HCC and £39 to the service user.

The above calculation is based on only allowing clients the minimum personal allowance of £17.50 a week. We have discretion to increase this level so that the reduction in client's income is reduced. There is an offsetting increase in the loss of income for ACS so that the overall total income reduction is unchanged.

7.7 Next Steps

Work is now in progress to explore the separation of the provision of care from the provision of accommodation, via passing accommodation to a Housing Association. Via Community Learning Disability Teams, work is also under way to assess the capacity of all current service users and to explore with them the choice of options for the future. As part of this process, paid and family carers will be involved and this is likely to precipitate issues moving into a more public arena.

Our aim is that this work will consolidate our current position.

However, it is possible, in the meantime, that it will be proven that our services, as they are currently arranged should, in law, be registered as care homes and if this is the case we will have to register all services. Work currently in progress will then be progressed with a view to taking steps to meet necessary criteria for deregistration.

8 CONCLUSION

- 8.1 Over the last five years the Learning Disability Accommodation Review and Housing and Support Strategy have successfully increased the amount of housing available for people with learning disabilities in most parts of Hertfordshire.
- 8.2 There remains a continuing demand for new places, especially for placements which can meet complex needs and also for people with learning disabilities living at home with older carers. These demands will continue to put pressure on the service.

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CAPITAL CONTRIBUTIONS TABLE

The value of a nomination in a high needs project is assumed to be £70,000 plus land (based on estimated costs on Sir John Newsom school site)

The value of a nomination in an individual housing flat is assumed to be £55,000 plus land (based on the costs of the Dickenson Way scheme)

PROJECT & DISTRICT	DATE	PLACES		DESCRIPTION	HCC CONTRIBUTION	HCC CAPITAL £,000	OTHER £,000	CONTRIBUTIONS FROM OTHERS	Estimate of total scheme Value excl. land £,000	
		Grow th	Repl acem ent							
Project Development and Feasibility Studies				Salaries of Accom Review Manager, PDO support and studies	Capital	200				
A. Schemes completed by end of 2001/2										
1.	Mead Lodge Broxbourne	04/00	5	0	4 x 2 bedroom flats	NIL	0	0	District council nominations to Housing Association properties	275
2.	Girtin Road Hertsmere	05/00	12	0	6 flats for 2 people each	NIL	0	0	District council nominations to Housing Association properties	660
3.	Cotter House and bungalows Stevenage	07/00	11	0	6 x 1 bed flats and 4 x 1 bed bungalows	NIL	0	0	Social Housing Grant and District council nominations to Housing Association properties	605
4.	Paddocks House Phase 1 Welwyn Hatfield	09/00	0	16	New use of existing district council flats.	NIL	0	0	Housing Association acting as landlord and doing adaptations for special needs . District council nominations (initially for 5 years due to legal limits on length of lease but long term commitment to housing the tenants)	825
5.	The Hardings Welwyn Hatfield	09/00	0	3	3 bed semi – shared house	NIL	0	0	As above, nomination value is estimate of property value	150
6.	Haybourn Mead Dacorum	10/00	3	0	HCC group home upgrade for higher dependency	NIL	0	0	None	0
7.	Scott Road East Herts	11/00	7	0	7 x 1 bed flats	NIL	0	0	Social Housing Grant and District council nominations to Housing Association properties	385

PROJECT & DISTRICT	DATE	PLACES		DESCRIPTION	HCC CONTRIBUTION	HCC CAPITAL £,000	OTHER £,000	CONTRIBUTIONS FROM OTHERS	Estimate of total Value excl. land £,000
		Grow th	Repl acem ent						
8. Seymour Court (Frogmore Street) Dacorum	11/00	8	0	8 x 1 bed flats	Land through land swap	0	80	Social Housing Grant and District council nominations to Housing Association properties	440
9. Dickenson Way East Herts	04/01	7	0	7 x 1 bed flats	Land on long lease & proceeds of Mangrove Rd	0	130	Social Housing Grant Housing Association finance	390
10. Tanners Wood Three Rivers	10/01	7	0	Conversion of existing property to provide 3 extra bedsits and extra respite care house	Capital	550	0	None	550
11. Apton Road East Herts	11/01	0	0	Upgrading for respite care	Capital	71	0		71
12. Westcroft Dacorum	10/01	4	0	Bedsits in grounds of registered care home	NIL	0	0	Housing association properties to be upgraded at their expense District council nominations	220
13. Stamford Avenue North Herts	11/01	7	1	Registered mental nursing home	NIL	0	0	Health funded through resettlement (8 of the places are for new clients from the community)	1,000
14. Paddocks House phase 2 Welwyn Hatfield	08/01	2	4	New use of existing district council flats.	NIL		0	Housing Association and District Council nominations as before	330
Total of schemes to date		73	24			821	210		5,901
15. Scarborough House Stevenage	03/02	1	2	Upgrade & extension of existing building for higher needs (respite)	Capital	365	0	None	365
16. Golden Dell Welwyn Hatfield	12/01	0	0	Upgrade of 2 pairs of HCC group homes for higher needs residential care	Capital	312	0	None	312
17. Heronswood Rd Welwyn Hatfield	12/01	0	2						
Total of schemes completed to the end of 2001/2		74	28			1,498	210		6,578

B. 2002/2003 Completed Schemes										
PROJECT & DISTRICT	DATE	PLACES		DESCRIPTION	HCC CONTRIBUTION	HCC CAPITAL Estimate £,000	HCC OTHER £,000	CONTRIBUTIONS FROM OTHERS	Estimate of total Value excl. land £,000	
		Growth	Replacement							
18. Cheshire Drive, Leavesden Aerodrome Three Rivers & Watford	8/02 03/03	14	0	8 x 1 bed flats for supported housing 1 x 6 place registered care home	Entitlements negotiated under a section 106 agreement	50	0	Housing Corporation grant Private finance from housing association Nominations from district affordable housing allocation	1,000	
19. Paddocks Phase 3.		2	0	New use of existing district council flats			0	Housing Association and District Council nominations as before.	110	
Total 02/03		16	0			50	0		1100	
C. 2003/2004 Planned Schemes										
20. The Orchards	02/04		24	Hostel replacement on existing site. Balance of site transferred to developer as HCC contribution	Receipt from disposal as part of site.	0	635	Housing Corporation grant and Housing Association finance to achieve balance of value of nominations.	1850	
21. Oakfield Close Potters Bar	02/04		8	Upgrading of facilities	Existing HCC building	100	0			
22. Paddocks	02/04	3		New use of existing District Council flats				Housing Association and District Council nominations as before	165	
23. Briar Road, Three Rivers	06/03	1		Existing HCC building					55	
Total 03/04		4	32			100			2070	
D. 2004/2006 Planned Schemes										
24. Former Sir John Newsom	06/04	6	6	12 places in shared flats	Entitlements negotiated in Section 106 Agreement during HCC land sale.	150	0	Private finance from housing association – LD development fund Nomination rights Social Housing grant Inclusion in affordable housing quota	850	
25. Cole Green Lane Welwn Garden City	06/04	3		Design being finalised	Existing HCC building Capital	330	0		210	
26. Chilwell Gardens Three Rivers	11/04	12	0	4 x 1 bed flats and 2 x 4 places in shared flats.	HCC joint land disposal includes section 106 agreement.	100	0	Private finance from housing association Support for social housing grant Inclusion in affordable housing quota	850	

27.	Manor House Bushey	2003/4		26	Upgrading of facilities and bedroom sizes	Existing HCC building	250	0		
28.	Lintons Broxbourne		0	12	12 x 1 bed flats – part replacement of existing hostel	Receipt from disposal of part of site.	0	460	Private finance from housing association Potentially social housing grant depending on use of surplus land	660
29.	Rye Park, Broxbourne		0	12	12 places in shared houses – part replacement of Lintons	Land	0	100	Private finance from housing association Additional land	840
30.	Sun Printers site, Watford	10/05	9		9 x 1 bed flats for supported housing.	S106 Agreement	0		Housing Association finance and Housing Corporations bid.	495
TOTAL 04/06			30	56			830	560		3905