

Extra Care Housing Gap Analysis



1.0 Purpose

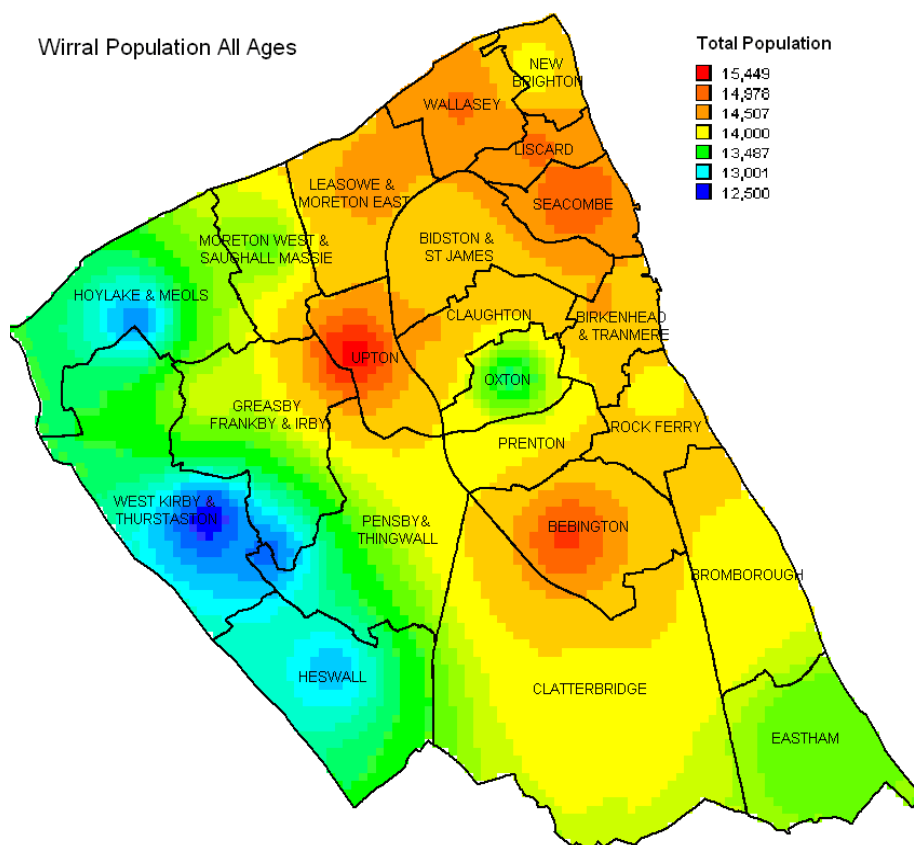
- 1.1 This document sets out the current position with regards to Extra Care Housing, drawing together information produced by the Housing Strategy Team, with information from Wirral Adult Social Services Market Position Statement, and additional performance information. It aims to give indications of where investment in extra care housing may be practical and cost-effective.

2.0 Background Information

- 2.1 The population of older people in Wirral is increasing. Census 2011 estimates for England (released 16 July 2012) show the population of Wirral stood at 319,800, suggesting that the population has grown by 2.4% (7,507) since 2001.
- 2.1 In contrast the Office of National Statistics has consistently forecast a continuing trend of a reducing population in Wirral, however its 2010 Mid-year estimate, published in June 2011 suggested that Wirral's population would be 308,800. This is a difference of 11,000 – a 3.6% increase on the mid-year estimate.
- 2.3 Whilst the number of people aged 65+ in Wirral is not projected to rise as steeply as in England (projected 17.46% increase in Wirral compared to 20.33% increase in the North West and 23.57% in England), by 2021 the working age population is actually set to decline by 5.08% when compared to the 2011 baseline (whilst an increase of 4.07% for England).
- 2.4 There is an expected increase in the proportion of residents aged 65+ from 19.21% to 22.25% in 2021 and the number of residents aged 85+ is expected to increase from 2.65% to 3.39% of the population.
- 2.5 Wirral is projected to have a higher proportion (3.39%) of the very elderly (aged 85+) by 2021 compared to England (2.87%) and North West (2.76%) averages. Therefore accurately predicting future demographic change is of paramount importance for service planners and resource managers.
- 2.6 The ONS projections show the highest increase (32.01%) will be in age ranges as 70-74 and the largest decrease (22.62%) in ages 45-49.
- 2.7 The predicted demographic changes for Wirral (highest estimated increases in the 65+ and 85+ age ranges) will impact on housing, support and health demands.
- 2.8 The graphics in Fig. 1 are taken from Wirral's Market position Statement.

Fig. 1

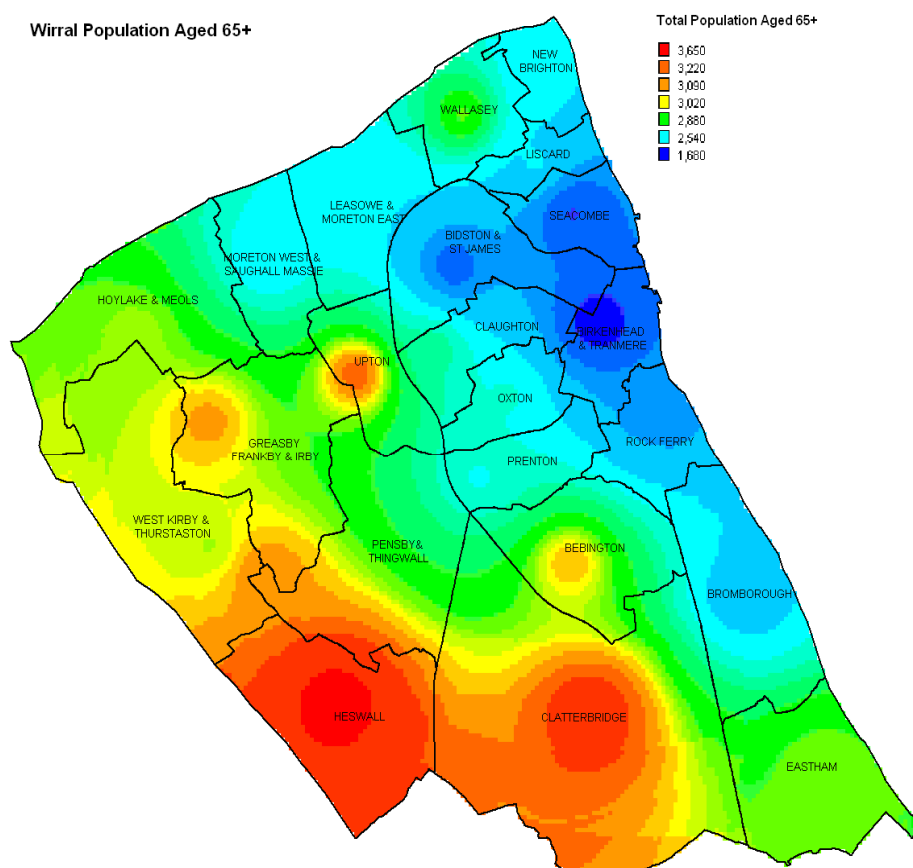
Wirral Population All Ages



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The first of the maps on the left provides an overview of the population of Wirral, indicating the main areas of population density. The second map provides an overview of the population of Wirral aged over 65. The second map is markedly different to the first and indicates that whilst the overall population in the west of Wirral is relatively low there is a high volume of older people.

Wirral Population Aged 65+



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3.0 Extra care housing – current position

3.1 Wirral's Market Position Statement carries the following information:

“There are five purpose-built extra care schemes funded by the Council to provide 191 general tenancies and 10 specialist dementia related tenancies. The schemes provide on-site domiciliary support and leisure facilities to enable older people to lead active and independent lives for as long as possible.

As of December 2012 all 201 extra care units were occupied and waiting lists are in operation. Analysis of current tenancies and the corresponding levels of support indicate increasingly high levels of frailty and dependency with a need to enhance core contracted support as there are now greater levels of those with high support needs.

The Housing Learning and Improvement Network has developed a tool which enables a range of interested parties including potential housing occupiers to understand and model the need for particular housing options to reflect changing demographics specific to geographical locations. The tool has been populated to provide projected trend analysis in relation to Extra Care and the following data has been profiled:

Extra Care Units per 1,000 75 plus – Modelling Overview

Demand	Supply	Variance	% Difference
743	203	539	-73%

Estimated Future Needs

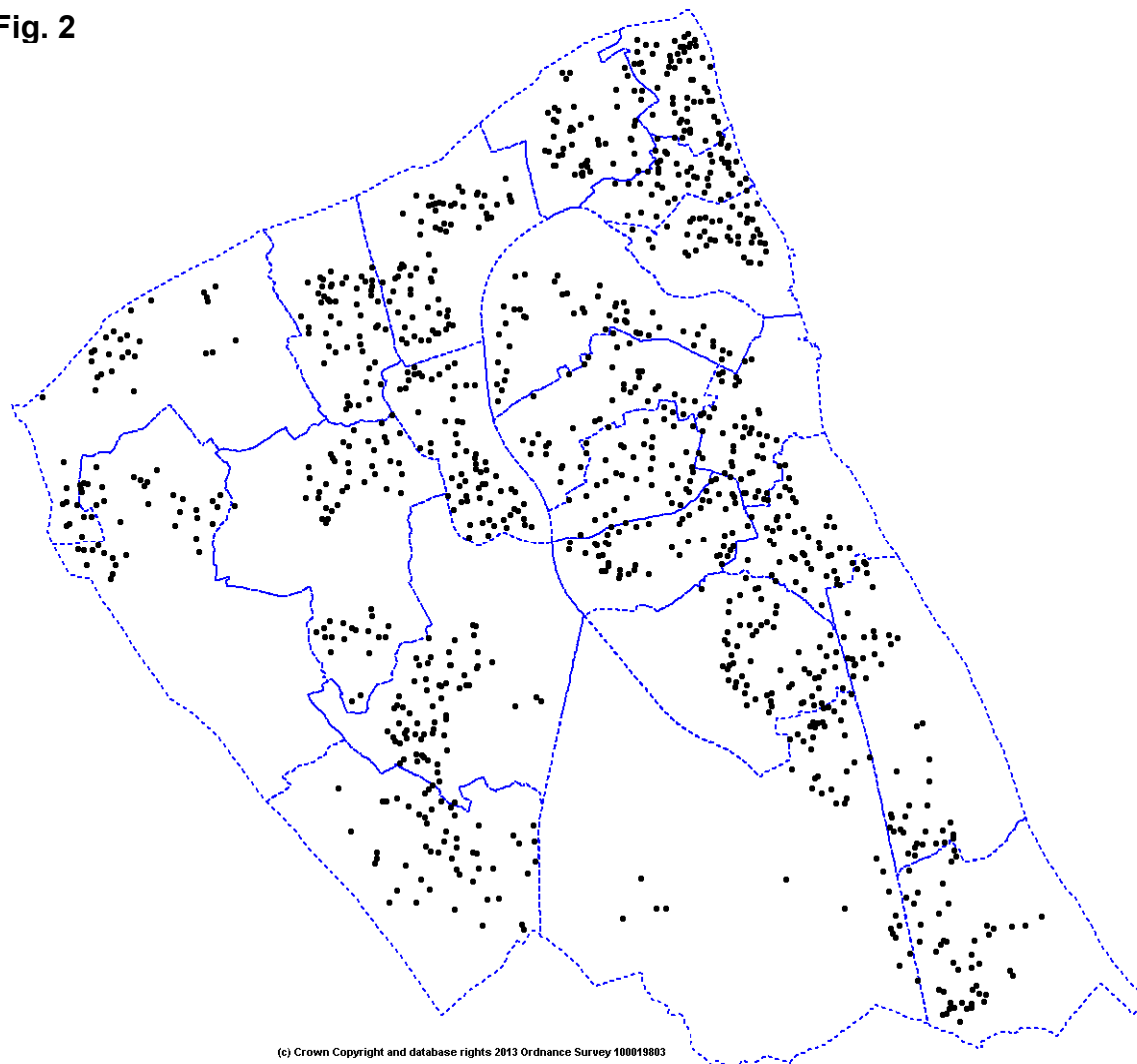
Extra Care	2012	2014	2020	2025
% increase	1%	2%	12%	32%
Rent	743	758	835	982

The above modelling reflects the assumed level of Extra Care Housing aligned to demographic projections but as the demand and supply analysis illustrates we are starting from a low level of current provision which increases market challenge to build such capacity and capability to afford greater choice to promote and sustain independent living with associated care and support.”

4.0 Current community based support & long term care

- 4.1 Fig. 2 provides a geographical overview of current commissioned packages of home care in Wirral. It indicates a higher concentration of home care packages within east Wirral particularly the north east.

Fig. 2



- 4.2 The tables in 4.3 and 4.4 indicate the geographic distribution of home care costs for the 65+ and 18-64 age ranges.

Conversely they indicate generally higher cost packages toward the west and south west Wirral areas for the 65+ age range, but with a more even spread for the 18-64 range. This correlates with the high concentration of people 65+ detailed in the demographic information above.

4.3 Homecare 65+

Ward	Count	Weekly Cost
Upton	88	13,475.44
Bebington	90	12,780.66
Greasby Frankby And Irby	76	12,558.61
Leasowe And Moreton East	77	11,418.55
Pensby And Thingwall	84	11,003.63

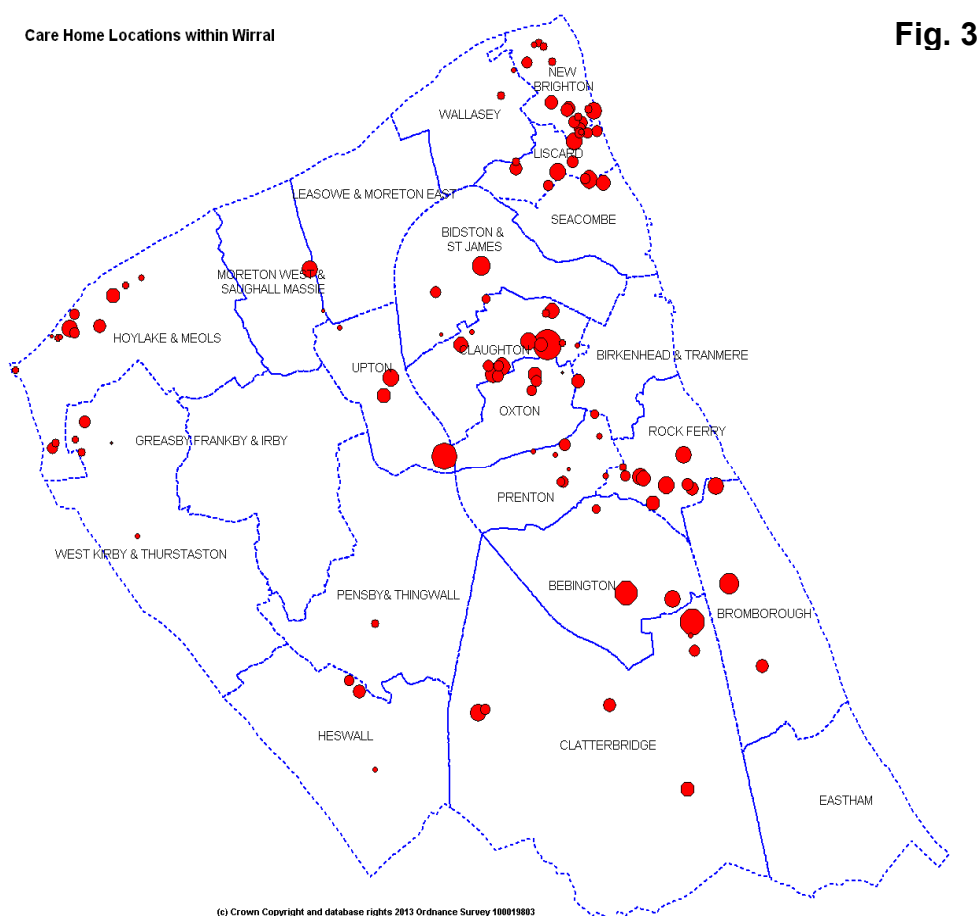
Moreton West And Saughall Massie	61	10,402.37
Wallasey	77	9,653.16
Oxton	58	8,583.28
Heswall	59	8,270.67
Clatterbridge	56	8,135.38
New Brighton	62	7,914.64
Rock Ferry	62	7,878.68
Bromborough	57	7,689.20
Hoylake And Meols	57	7,336.42
Prenton	59	7,174.47
Seacombe	63	7,026.26
Bidston And St James	53	7,005.36
Liscard	49	6,871.94
Claughton	47	6,641.09
Eastham	53	5,911.41
West Kirby And Thurstaston	44	5,620.38
Birkenhead And Tranmere	40	5,021.99
Thurstaston	3	254.81

4.4 Homecare 18 – 64

Ward	Count	Weekly Cost
Bromborough	18	5,644.67
Pensby And Thingwall	18	5,603.77
Bidston And St James	27	4,226.51
Birkenhead And Tranmere	25	4,021.59
Seacombe	19	3,204.36
Rock Ferry	23	2,755.64
Moreton West And Saughall Massie	15	2,627.46
Leasowe And Moreton East	19	2,592.96
Clatterbridge	9	2,550.61
Prenton	13	2,247.62
New Brighton	16	2,134.31
Upton	14	2,030.73
Bebington	15	1,685.48
Wallasey	12	1,621.73
Eastham	17	1,564.66
Greasby Frankby And Irby	10	1,530.32
Claughton	16	1,512.80
Liscard	12	1,338.03
West Kirby And Thurstaston	11	1,306.23
Hoylake And Meols	4	1,145.21
Heswall	6	1,106.76
Oxton	6	632.42

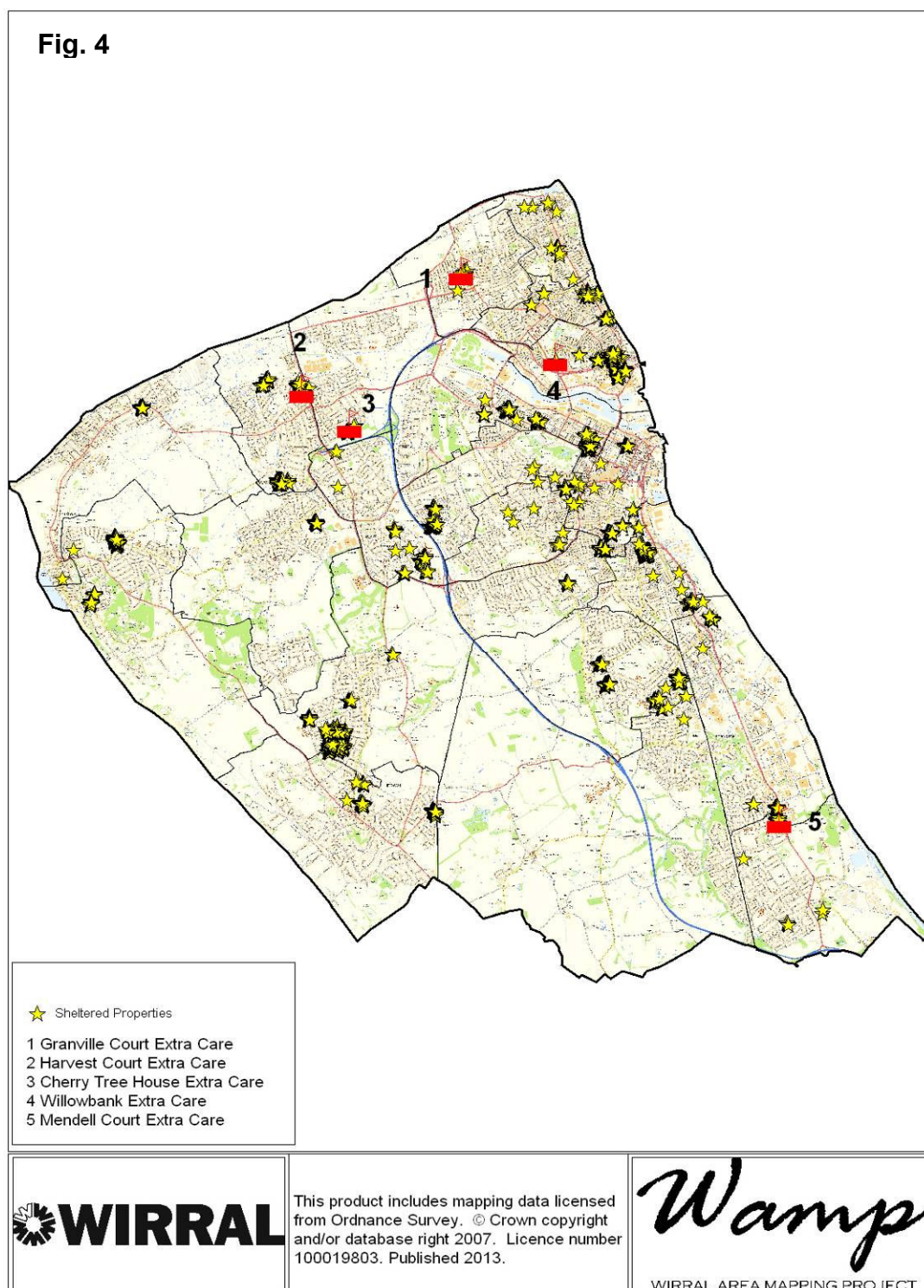
- 4.5 From this information it could be deduced that the concentration of higher weekly costs of packages may be related to the higher numbers of older people, and that there is potential for provision of extra care housing in the west and south west of Wirral (where there is currently none) to have some positive impact.

- 4.6 Fig. 3 provides an overview of the locations of all Wirral care homes and indicates particularly clusters of homes within the North East and centre of Wirral.



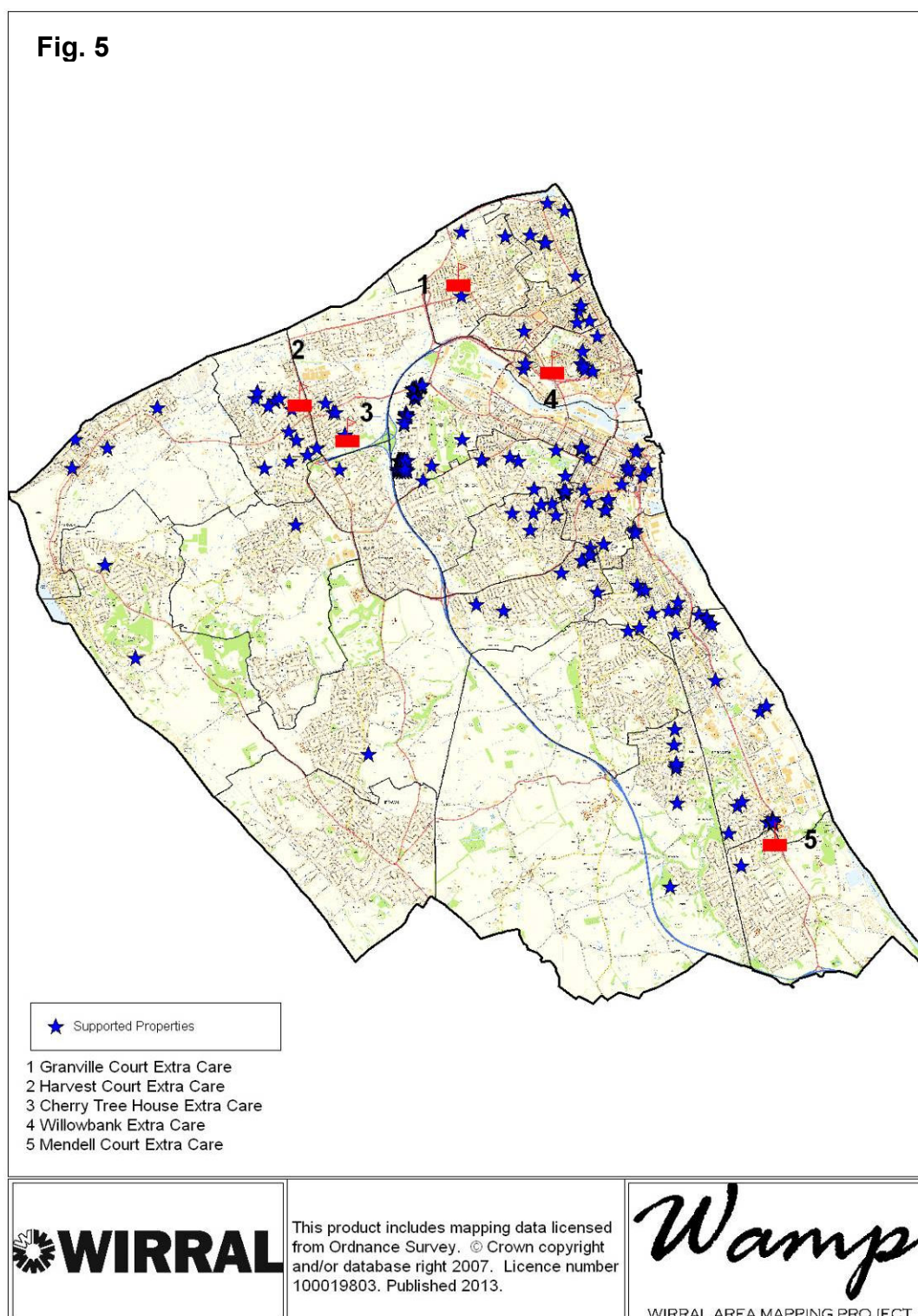
- 4.7 There could be a correlation between the lower levels of residential care available in the west and south west of Wirral and the higher cost packages of homecare in those areas – on the assumption that people are receiving more support at home rather than accessing residential care. There could be potential for extra housing in these areas to reduce these packages.
- 4.8 Wirral’s Market Position Statement states that “Wirral has been over reliant on nursing and residential care beds particularly in relation to hospital discharges. This is evidenced by data collated by the Advancing Quality Alliance (AQuA); Wirral ranked 20th highest out of 23 Local Authorities within the North West in terms of the % of hospital discharges direct to nursing and residential homes (4.76%). Sections in relation to domiciliary care, re-ablement and intermediate care services have highlighted the need for market transformation to effectively and efficiently target resources to promote peoples potential for independence and this will involve a reduction in the overall number of residential beds.” Detail on residential placements is contained in Appendix 1.
- 4.9 There may also be a relationship between the lower concentration of residential care homes in the south west of Wirral and the cluster of sheltered schemes in the Pensby & Thingwall and Heswall areas shown in Fig. 4.

- 4.10 Fig. 4 shows sheltered properties and their relationship to the existing provision of extra care housing.



- 4.11 There are clusters of sheltered accommodation in areas where there is currently no extra care provision. There could be potential for extra care provision in these areas, aimed at both 'new' customers and also people currently living in sheltered accommodation who may wish to access extra care housing in the same area if their support needs increase. There could be potential for adaptation / remodelling / extension of existing sheltered schemes to provide extra care.

- 4.12 Fig. 5 shows the location of supported housing with blue stars and extra care housing schemes in red.



- 4.13 There is a high concentration of supported housing in the Birkenhead & Tranmere, Rockferry, and Oxtton areas. There could be potential for extra care provision in these areas to provide alternatives to supported housing, and also for people currently in supported housing whose support needs increase. This could be explored within the context of the emerging commissioning framework for learning disability.

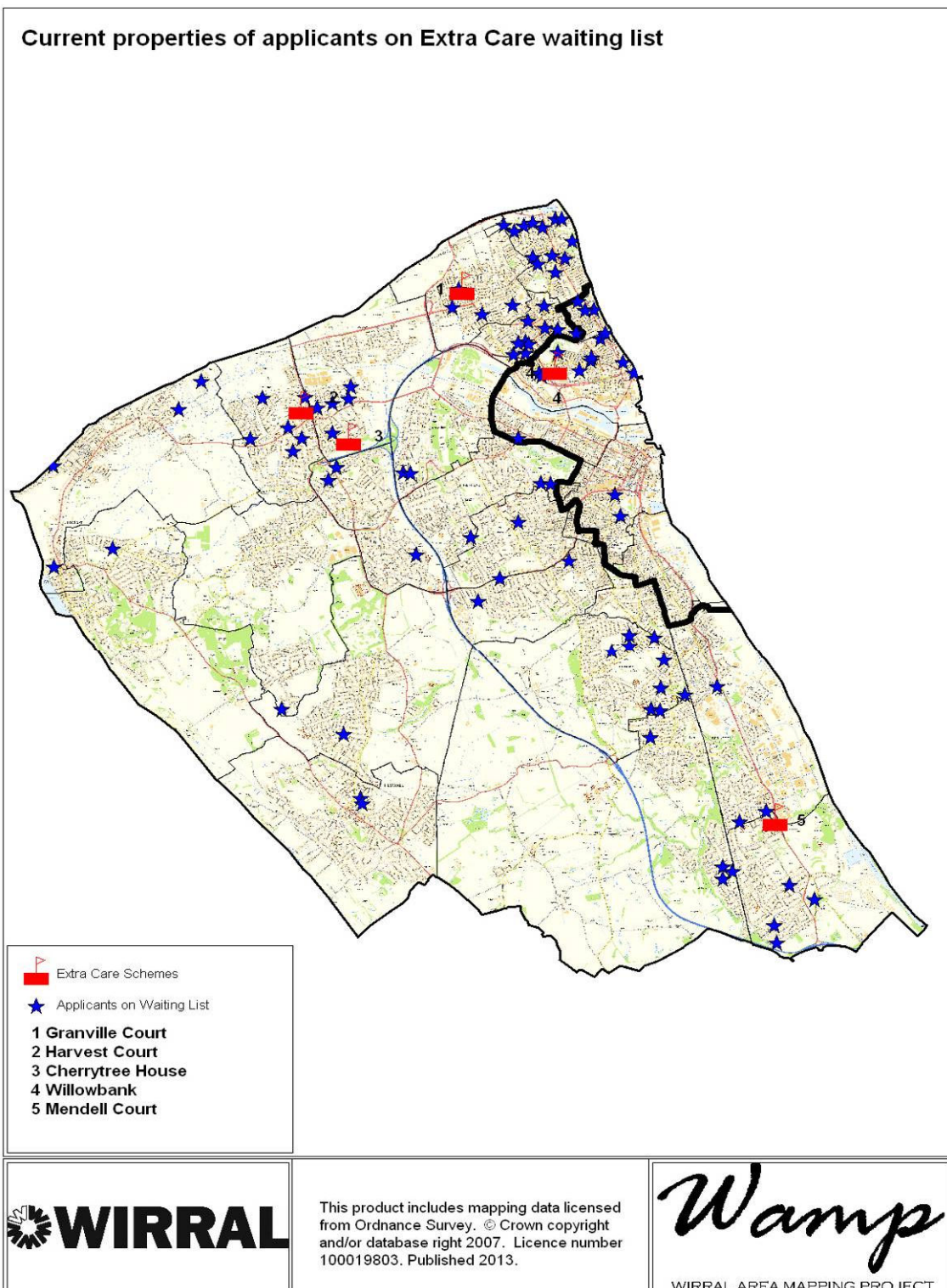
5.0 Demand for Extra Care Housing

- 5.1 There are currently over 1,600 people aged 60+ who are currently registered with Property Pool Plus to try and access affordable housing. Of these 523 are aged 70-79 and 212 are aged 80+. The majority of the need is for 1 bedroom accommodation (95.9%) with the remaining needing 2 bedroom accommodation. Whilst a general assumption cannot be made that all of these applicants are in need of or would choose to live in extra care accommodation there is the potential for some of these individuals to live both now and in the future in extra care housing.
- 5.2 Since 6th September 2011 over 235 applicants have been assessed by the Extra Care Housing Panel. The Ethnicity of these applicants comprise 85% White British, 1% Greek and 14% preferred not to say.
- 5.3 Some 106 applicants have been assessed by the Extra Care Housing Panel as needing extra care accommodation and are currently still waiting for a vacancy to arise. The age range of those applicants who are currently awaiting accommodation as included in Table 3 below.
- 5.4 Age profile of people needing Extra Care Housing

Age Range	Age of 1 st Main Applicant	Age of 2 nd Applicant	Total
Unknown	2	0	2
50-59	6	0	6
60-69	16	5	21
70-79	24	2	26
80-84	25	3	28
85+	30	4	34
Total	103	14	117

- 5.5 Of the total applications assessed as requiring extra care accommodation 40 have High care needs, 42 applicants have Medium care needs and 35 have Low care needs.
- 5.6 Whilst the figures in 5.4 show the majority of applicants for extra care are 50+, this could be due to the lack of provision / promotion of extra care to those under 50 with learning or physical disabilities. Whilst in the main, extra care housing schemes are aimed at older people, it is expected that any existing or future commissioned schemes would work across all life stages.
- 5.7 The actual numbers of people who may wish to access extra care housing is likely much higher, as provision in areas where there currently is none could encourage more applicants. Fig. 6 offers some further useful information, showing spatially the current housing location of applicants who have been assessed as being in need of extra care housing.

Fig. 6



- 5.8 From this distribution it would appear demand for extra care is currently highest in and around areas where there is current provision. This could indicate people are applying to schemes largely within the areas they currently live. It is possible that the lower numbers of applicants in the areas where there is no provision (yet there are high cost support packages and a lower concentration of residential care) may be due to that lack of provision and people not wishing to relocate. This appears to indicate there could be some potential for extra care provision in those areas to have a positive and cost-effective impact.

6.0 Current development opportunities

- 6.1 The best use of Councils assets and also those which may be available through its partners will be fundamental to the delivery of additional extra care provision. For the Council this will include the use and availability of its land and building assets.
- 6.2 There are a number of opportunities which the Council is already aware of that could assist in meeting future provision. These include:
- Capital funding available through registered provider partners along with land which the Council currently owns which are subject to Development Agreements to deliver new homes;
 - A land asset which is owned by the Council but is the subject of a Development Agreement with a private partner to deliver new homes;
 - Land/Building assets owned by the Council which will be the subject of disposal in the future.
- 6.3 These potential opportunities need to be aligned with future demand and commissioning requirements which the Council wishes to pursue. The disposal and use of Council assets could be used more effectively for the commissioning and development of extra care provision. This may not necessarily be the whole site which could be available and could be part of a wider plan for disposal and redevelopment. The use of any council assets could ensure that provision is met in areas where future commissioning is required and available land opportunities are scarce.
- 6.4 It is beyond the scope of this document to detail all potential development opportunities; however there are a range of sites which the Council owns that could be considered and which are either available for redevelopment or could be used for extra care housing in the future, these include:
- Church Road, Tranmere;
 - Station/Tyrer Street, Birkenhead
 - Acre Lane, Bromborough
 - Rock Ferry High School, Rock Ferry

However, further exploration with the Asset Management may identify future / emerging opportunities.

7.0 Recommendations

- 7.1 The information presented within this document indicates potential for additional extra care provision to have an impact in a variety of locations; most notably where:
- there are high numbers of older people
 - there is no current provision
 - there are high cost packages of homecare
 - there are both high concentrations of and / or limited residential provision
 - there is existing sheltered housing
 - there is existing supported housing
 - there are existing development opportunities

- 7.2 Based on the conclusions drawn in 7.1, it is recommended that development of extra care provision is targeted in the following areas:
- South West Wirral
 - Birkenhead & Tranmere
 - Wallasey
- 7.3 It is recommended that Wirral Council take immediate action to seek Strategic Housing Delivery Partners via The Chest to further develop the options presented in this document in partnership with the authority. The aim would be to deliver in excess of 100 Extra Care Housing units over a three year period, in the areas listed in 7.2, and utilising the £3m capital grant. The suggested outline timescale for this is detailed in Appendix 2.
- 7.4 The successful development partner must be reported to Cabinet in December. The key dates for this are:
- 14th November 2013 – Cabinet report clearance
 - 18th November 2013 – Cabinet Report server
 - 12th December 2013 – Cabinet

Appendix 1

Residential & Nursing Placements 2012-13

Group	(All)
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Count of Provisions	Start Month												
Care Item	Apr-12	May-12	Jun-12	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Grand Total
EMI - Long Term - Nursing Care - Adult	8	4	4	4	6	8	6	5	8	8	2	4	67
EMI - Long Term - Residential - Independent - Adult	11	6	10	14	8	9	14	7	11	5	10	6	111
Long Term - Nursing Care - Adult	7	14	9	13	17	6	13	12	13	13	12	12	141
Long Term - Residential - Independent - Adult	25	31	15	25	23	17	24	23	19	20	24	23	269
Grand Total	51	55	38	56	54	40	57	47	51	46	48	45	588

Group	OP
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Count of Provisions	Start Month												
Care Item	Apr-12	May-12	Jun-12	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Grand Total
EMI - Long Term - Nursing Care - Adult	7	4	4	4	6	8	6	5	8	8	2	4	66
EMI - Long Term - Residential - Independent - Adult	10	6	10	14	8	9	14	7	11	5	9	6	109
Long Term - Nursing Care - Adult	7	12	8	12	16	6	11	11	13	13	12	12	133
Long Term - Residential - Independent - Adult	23	30	15	24	21	14	20	21	18	19	23	22	250
Grand Total	47	52	37	54	51	37	51	44	50	45	46	44	558

Group	LD
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Count of Provisions	Start Month				
Care Item	Apr-12	Jul-12	Oct-12	Nov-12	Grand Total
Long Term - Nursing Care - Adult			1		1
Long Term - Residential - Independent - Adult	2	1	1	1	5
Grand Total	2	1	2	1	6

Group	MH
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Count of Provisions	Start Month									
Care Item	Apr-12	May-12	Jun-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Mar-13	Grand Total
EMI - Long Term - Nursing Care - Adult	1									1
EMI - Long Term - Residential - Independent - Adult	1									1
Long Term - Nursing Care - Adult			1			1				2
Long Term - Residential - Independent - Adult		1		1	3		1	1	1	8
Grand Total	2	1	1	1	3	1	1	1	1	12

Group	PSD
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Count of Provisions	Start Month				
Care Item	May-12	Jul-12	Aug-12	Oct-12	Grand Total
Long Term - Nursing Care - Adult	1	1	1	1	4
Long Term - Residential - Independent - Adult			1		1
Grand Total	1	1	2	1	5

Group	Other
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Count of Provisions	Start Month					
Care Item	May-12	Aug-12	Sep-12	Nov-12	Feb-13	Grand Total
EMI - Long Term - Residential - Independent - Adult					1	1
Long Term - Nursing Care - Adult	1					1
Long Term - Residential - Independent - Adult		1	2	1	1	5
Grand Total	1	1	2	1	2	7

Contract Details

Contract Title:	Strategic Housing Delivery Partner
Annual Value:	£3,000,000
Procurement Process:	OJEU – Accelerated Restricted
Contract Duration:	TBC
Period of Contract:	TBC

Procurement Timetable (Above OJEU Threshold – Accelerated Restricted Procedure)

Task		Complete by
1	Issue of OJEU Notice – Restrictive Procedure 2-12 days to publication Ask for electronic requests – monitor by use of 'interest' spreadsheet. Use delivery receipt or recorded delivery when issuing PQQ Issue PQQ within 6 days of the request	03/10/2013
2	Completion of the PQQ, ready to send, With particular reference to the technical section and evaluation criteria which should mirror the final tender evaluation. A compliance schedule is useful for evaluation purposes. Respond to requests within 5 days.	03/10/2013
3	Return Date for Completed PQQ and submission of support information (15 days) Can be returned electronically – not treated as tender docs as it does not contain any pricing information. Do not ask for supplementary documentation unless necessary.	18/10/2013
4	Develop Tender Documentation, scoring matrix and evaluation criteria Including additional specification if required, pricing schedule, scoring matrix to include price). Outline plans for contract monitoring, state P-Is if appropriate. More contract specific – relate to each aspect of the specification. Again, weight the importance and advice of these criteria in tender document. Determine the top providers, 5 is an optimum number, notify of progression to next stage – unsuccessful candidates can be notified if necessary.	ongoing
5	Evaluation of PQQ and support information including financial searches. See Evaluation matrix and standard evaluation criteria in email. Can give more 'weight' to more important criteria for eg Technical.	21/22/23/10/2013
6	Issue of Tender Documents Can be sent electronically but must be returned to the Borough Solicitor. Inform Legal of the tender return date. Ensure proof of receipt. Must allow 10 days for return of tender.	23/10/2013
6	Issue of Reference Questionnaires to Short List. To nominated referees.	
7	Return of Reference Questionnaires Allow at least 2 weeks to respond	
8	Return of Tender Documents (10 days) Liaise with Legal over receipt and opening of tenders	04/11/2013
9	Tender Analysis Use evaluation matrix and award criteria (with weightings) to score providers.	w/c 04/11/2013
10	Designated Week for Presentations/ Site Visits. If required site visits and presentations scheduled for specific dates. All key personnel to be made available.	tbc
11	Final Analysis Preparation and posting of report to Cabinet Must sit on server 2 weeks prior to Cabinet	w/c 14/11/2013
12	Award of Contract Subject to Cabinet approval Clarify Terms and Conditions with Colin Hughes (unless they accept our own). Borough Solicitor to draw up contract. Need to issue successful / unsuccessful letters.	12/12/2013
13	10 day Standstill Period	23/12/2013
14	Contract Start Or a date as soon after evaluation and award as approved by Cabinet.	01/01/2014
15	Award Notice to OJEU Please advise Procurement Unit of contract award details.	01/01/2014