

## JOINT STRATEGIC COMMISSIONING BOARD

### Extra Care Housing Development

<b>Risk Please indicate</b>	<i>Medium</i>
<b>Detail of Risk Description</b>	<p>The plan is to deliver 300 additional units of Extra Care Housing by 2020. These units are key to providing opportunities for people with disabilities to live independently. We will be delivering over the original target of 300 units however timescales will not be met due to the impact of the significant delay on the Government decision regarding funding for Extra Care schemes, as part of its review of funding for supported housing schemes. Insufficient extra care schemes in Wirral increase the likelihood of people having to move to residential care, as their care and health needs increase.</p> <p><i>W</i></p>

<b>Engagement taken place</b>	Y
<b>Public involvement taken place</b>	Y
<b>Equality Analysis/Impact Assessment completed</b>	Y
<b>Quality Impact Assessment</b>	N
<b>Strategic Themes</b>	
To empower the people of Wirral to improve their physical, mental health and general wellbeing	Y
To reduce health inequalities across Wirral	Y
To adopt a health and wellbeing approach in the way services are both commissioned and provided	Y
To commission and contract for services that: <ul style="list-style-type: none"> <li>• Demonstrate improved person-centred outcomes</li> <li>• Are high quality and seamless for the patient</li> <li>• Are safe and sustainable</li> <li>• Are evidenced based</li> <li>• Demonstrate value for money</li> </ul>	Y
To be known as one of the leading organisations in the Country	
Housing for Vulnerable people is a key enabling workstream of the Healthy Wirral Programme	Y

# JOINT STRATEGIC COMMISSIONING BOARD

(Committee in Common)

<b>Meeting Date:</b>	<b>4 December 2018</b>
<b>Report Title:</b>	<b>Extra Care Housing Development</b>
<b>Lead Officer:</b>	<b>Simon Garner</b>

## 1 INTRODUCTION / REPORT SUMMARY

- 1.1 Extra Care Housing means that older people and people with Learning Disabilities have choice and control to live as independently as possible as part of the community. Extra Care isn't simply about providing a home with the right support and care. Extra Care Housing provides a lifestyle and a place that is integrated in its community.
- 1.2 Extra Care Housing brings with it an improved quality of life for individuals compared to living in residential care. Along with improved benefits for residents, Extra Care Housing may deliver a financial benefit to local partners in the long run as it maximises the value people can get from housing benefit. This paper sets out what Extra Care Housing is what the key national policy drivers are, what the needs of our population look like in Wirral and how we are approaching the challenge to meet these needs.
- 1.3 The three strategies within the 2020 Plan that Extra Care Housing impacts on are: Ageing Well, All Age Disability and Good Quality Housing.
- 1.4 This matter affects all Wards within the Borough.

## 2 RECOMMENDATIONS

- 2.1 Members are asked to note the report.

## 3 BACKGROUND INFORMATION

- 3.1 With the growing increase in demand for social care, development of Extra Care Housing and integrated technology becomes a necessity. Extra Care schemes are important for people with Learning Disabilities and autism, and for older people to live independently with the care and support of a small community and their friends.

- 3.2 Extra Care encompasses key government aims and policies promoting independence, and person-centred care. National strategies and initiatives that affect or add to this work area include:
- 3.2.1 The Care Act (2014), looking to put individuals at the heart of their care; and the Transforming Care Programme which is looking to strengthen the rights of people with learning disabilities within the health and care system; Building the right support is the plan to develop community services and close inpatient facilities for people with learning disabilities. This plan is giving people greater power over the services they use and access. It also looks to shift money into community services in order to reduce usage of inpatient provision; Living Well with Dementia: National Dementia Strategy, (July 2011) is the national strategy which sets out an approach to one of the consequences of an ageing population. The aim of the strategy is to ensure significant improvements are made to dementia services in three main areas: improved awareness; earlier diagnosis and intervention; and higher quality of care.
- 3.3 Extra Care Housing is a mixture of services which are also provided in residential care and sheltered accommodation, where support can always be available. It is about living at home rather than in an institution whilst still having access to care, support and other services when needed. In extensive research by Dorton et al (2008), residents with care needs indicated that the most important reasons for moving out of their previous home were their own physical health, lack of services, coping with daily tasks and difficulty around managing in their own homes. The importance attached to physical health being a reason for moving could be attributed to residents considering the future implications of deteriorating health. It may reflect a move to obtain guaranteed access to care services for current and future needs. The physical characteristics of Extra Care also attracted people to moving. The appeal for some residents is the flexibility it provides, enabling people to live behind their own front door, offering a viable alternative to a residential care home, have an accessible bathroom and living arrangements and benefits of the security offered on site. 33% of people living in Extra Care accommodation reported that a mobility problem in their previous home was a very important reason to move, as well as 28% identified needing adaptations to get around as a strong incentive to move. Councils report that Extra Care Housing prevents the need for residential care for between 40% and 63% of all tenants in housing schemes, therefore will save the Council money in the long run. This is backed up by Tuck and Weis (2013) the cost of Extra Care was, on average, half the gross cost of alternative placements.

- 3.4 In analysing local intelligence across key health and care agencies, we can see that the predicted number of people with learning disabilities on Wirral will increase by 2.2% by 2030, totalling over six thousand people. Similarly, the number of adults with autistic spectrum is projected to increase steadily up to 2030. A greater increase can be found in adults aged over 65, and 32% of the autistic population aged over 18 will be over 65. Where the Council has a nominations agreement with a provider of extra care, there is a clear allocations procedure with eligibility criteria to ensure that the needs of people in Wirral are appropriately prioritised.
- 3.5 The new funding model, announced by government in October 2017, is due to come into force from April 2020. The Government announced that the local housing allowance cap would not be applied to the supported housing sector. The new model also announced a sheltered rent for sheltered housing and Extra Care to keep rent and service charges at an appropriate level.
- 3.6 The development of Extra Care Housing in Wirral has been supported through the All Age Disability Partnership Board. There has been involvement of partners who support the development of assistive technology, Occupational Therapy services, employment and adult learning services. Third sector organisations, who are members of the Partnership Board, have also supported this work.

## **4 OTHER OPTIONS CONSIDERED**

- 4.1 There are alternatives to Extra Care such as community services, sheltered housing and residential care. Extra Care provides an important alternative form of housing that enables people to live independently.

## **5 FINANCIAL IMPLICATIONS**

- 5.1 There are financial implications for the Council where developers of Extra Care Housing request capital to support a scheme. There are different sources of capital available to developers and capital from the Council usually represents one element of the borrowing a developer might require. The scheme will contribute to reducing future demands and cost pressures relating to more expensive forms of care.

## **6 ENGAGEMENT / CONSULTATION**

- 6.1 There has been a co-produced Equality Impact Assessment which is due to be published. There is also consultation planned for each scheme with current and prospective Extra Care Housing tenants. There has been discussion with key partners on the needs of different groups who may require extra care in Wirral.

## 7 LEGAL IMPLICATIONS

- 7.1 Where Capital is provided there are clear requirements that developers must meet and a funding agreement that the scheme is subject to that includes the Council having nominations rights over the scheme.

## 8 RESOURCE IMPLICATIONS: ICT, STAFFING AND ASSETS

- 8.1 There are implications in relation to staff time

## 9 EQUALITY IMPLICATIONS

- 9.1 There is an existing Equality Impact Assessment for Extra Care Housing.

### REPORT AUTHOR: **Simon Garner**

Lead Commissioner, All Age Independence

telephone: (0151) 666 3726

email: [simongarner@wirral.gov.uk](mailto:simongarner@wirral.gov.uk)

### APPENDICES

N/A

### REFERENCE MATERIAL

Darton. R., Baumker, T., Callaghan, L., Holder, J., Netten, A. and Towers, A., 'Evaluation of the Extra Care Housing Funding Initiative: Initial Report', (2008) [https://kar.kent.ac.uk/13326/1/dp2506\\_2.pdf](https://kar.kent.ac.uk/13326/1/dp2506_2.pdf)

Tuck, J., and Weis, W., 'The business case for Extra Care Housing', Housing LIN (2013).

[https://www.housinglin.org.uk/assets/Resources/Housing/Practice\\_examples/Housing\\_LIN\\_case\\_studies/HLIN\\_CaseStudy78\\_EastSussex.pdf](https://www.housinglin.org.uk/assets/Resources/Housing/Practice_examples/Housing_LIN_case_studies/HLIN_CaseStudy78_EastSussex.pdf)

### HISTORY

Meeting	Date