



## **ADULT SOCIAL CARE AND PUBLIC HEALTH COMMITTEE**

**Tuesday, 25 January 2022**

<b>REPORT TITLE:</b>	<b>EXTRA CARE HOUSING</b>
<b>REPORT OF:</b>	<b>DIRECTOR OF CARE AND HEALTH</b>

### **REPORT SUMMARY**

This report concerns planning for sufficient Extra Care Housing in Wirral. The report sets out the plan to provide appropriate Extra Care Housing schemes in Wirral, that will support Wirral residents with eligible needs. These are needs that are assessed as eligible under the Care Act 2014.

This affects all wards. This is not a key decision.

### **RECOMMENDATION/S**

The Adult Social Care and Public Health Committee is recommended to agree the development of further plans for the growth of Extra Care Housing for Wirral. Members are asked to support targets for growth and support the engagement with potential partners to identify opportunities for further Extra Care schemes.

## **SUPPORTING INFORMATION**

### **1.0 REASON/S FOR RECOMMENDATION/S**

- 1.1 The strategic priority to deliver Extra Care Housing has been both a priority for the former Wirral 2020 Plan and the Wirral Housing Strategy. A model of Extra Care Housing provides for clear expectations and standards to ensure person centred approaches to supporting Wirral residents with eligible needs. The former Wirral Plan committed to the development of 300 Extra Care Housing units by 2020. This work also supports the delivery of the current Wirral Plan 2021-26 'Active and Healthy Lives' theme: "Working for happy, active and healthy lives where people are supported, protected and inspired to live independently."

### **2.0 OTHER OPTIONS CONSIDERED**

- 2.1 Not having sufficient Extra Care Housing may lead to less people being supported to live in the community and more people requiring residential and nursing care. It may also reduce choices for people in how their care needs are met.

### **3.0 BACKGROUND INFORMATION**

- 3.1 Extra Care Housing is housing that is designed with the needs of frailer older people in mind and with varying levels of care and support available on site. People who live in Extra Care Housing have their own self-contained homes, their own front doors, and a legal right to occupy the property. Extra Care Housing is also known as very sheltered housing, assisted living, or simply as 'housing with care'. It comes in many built forms, including blocks of flats, bungalow estates and retirement villages. It is a popular choice among older people because it can sometimes provide an alternative to a care home. Whilst there is no recognised definition for extra care housing, it can be summarised as: 'Self-contained apartments designated for older people in a setting where care and support can be provided as required from an on-site provider.' (Housing Learning Improvement Network 2020). The Strategic Housing Market Analysis identifies a need for 2,985 additional units of specialist older persons accommodation up to the period 2035. Specialist older people's accommodation is made up of age exclusive housing, sheltered, enhanced sheltered housing, Extra Care Housing and residential care and nursing care. The Housing Learning and Improvement Network (LIN) is a sophisticated network bringing together housing, health and social care professionals in England, Wales, and Scotland to exemplify innovative housing solutions for an ageing population.
- 3.2 The Extra Care Housing Programme being developed for Wirral Council is intended to help older people and people with a learning or physical disability achieve greater independence and well-being, by giving them more choice over their care options. developing extra care housing units in Wirral with Strategic Housing Delivery Partners to support people to live independently. This will contribute significantly to the shift required from residential and nursing care placements to community-based living and will reduce the proportion of adult social care expenditure for people aged 65+ on residential / nursing care.
- 3.3 Extra Care Housing will help divert older people from moving into residential care and will allow the Borough to reinvest valuable resources into other services. The

programme of development extends to adults with learning disability, providing greater choice from different models of delivery, and addressing issues of matching and compatibility, whilst retaining the use of shared spaces to develop social opportunities.

- 3.4 Wirral like most local areas does have a Strategic Housing Market Assessment (SMHA) that provides analysis of long-term specialist housing needs based on several factors. In the SHMA, the current ratio of older persons accommodation (including residential care and extra care or sheltered housing) to the 75+ population was looked at; and then the numbers of units needed were based on applying the same ratio to the 75+ population in 2037. This results in an additional need for 3,481 units by 2037, broken down to 2,332 extra care and sheltered housing units and 1,149 residential care units. Our market position statement and strategy is to reduce reliance on residential care and promote supported housing options; therefore, it is not anticipated that we should grow our residential care sector.
- 3.5 Work is now underway with colleagues across Liverpool City Region (LCR) and Cheshire to develop a strategic approach to determining need and design for Extra Care Housing, going forward. Colleagues across Liverpool City Region are keen to be able to consult on the benefits of Extra Care Housing more directly with existing and potential future tenants. This has led to a Liverpool City Region approach that has commissioned research to reflect local needs more accurately for this type of specialist housing.
- 3.6 There is a clear focus across LCR that areas learn from each other, recognising that they are at differing stages of their Extra Care Housing development journey. All LCR areas have similar needs and aspirations and providing a vision of needs across the City Region may enable future funding streams to be unlocked and attract developers and Registered Providers of housing. A workshop was held in October to review the research around future needs and a report will be produced, soon.
- 3.7 The LCR group has engaged with Homes England, who are a significant source of funding. Engaging with them has been key to understanding how the funding works and how the group can best influence a more strategic approach to funding, Homes England are supportive of an approach to having a City Region demand analysis.
- 3.8 An overview of the Lesbian, Gay, Bisexual and Transgender (LGBT+) scheme in development at Manchester City Council has helped the group to understand the process for this development and how this can be applied for ethnic minorities locally. Manchester City Council worked closely with the LGBT Foundation to develop the core principles of the scheme, how it should operate and what care should be available onsite to support LGBT+ people as they get older.
- 3.9 Discussions will be taking place with the market to encourage development of Extra Care Housing sites in Wirral. Work is ongoing at a strategic level with Council colleagues regarding land assets the Council could consider for Extra Care Housing development. Having a clear evidence base of need going forward will be crucial to securing engagement. The recent success of Poppyfields Extra Care during a pandemic is testament to what can be achieved in a challenging climate. Briefing needs to be across Adults Care and Public Health Committee as well as Housing

committee to ensure a joined-up approach. Regeneration colleagues are also key to the support needed.

- 3.10 It is suggested that based on the results of the SHMA and the take up of the schemes that have opened in the last three years, that we should consider a further ambitious target for the development of extra care. It has been a real advantage when this has been a commitment in the previous Council's plan. Using the SHMA analysis alone, the need is for an additional aggregate development of 145 units of extra care and/or sheltered housing per year between now and 2037. If the strategy is to reduce the dependence on residential care in favour of specialist housing that supports people in their own homes for longer, it is suggested that this is still a conservative estimate. For the Wirral 2021-26 plan it is suggested that 725 new units of Extra Care Housing and sheltered housing be developed by 2026. There is a need for a plan for future schemes to be developed by officers. This will involve identifying sites and targeting future schemes to meet particular needs in specific locations.
- 3.11 The table below sets out the current and more recently completed schemes. The schemes are a mixture of partnership between the Council and developers and housing providers; schemes may have required Council grant to partially fund, or sale for council land to facilitate. This is dependent on factors such as a grant award from Homes England and Housing providers or developers' available resources. Such variation in how schemes are created will continue to be promoted and supported, particularly given some of the challenges in securing suitable sites going forward. As plans for increasing Extra Care Housing develop, specific requests for grant funding will be brought to a further committee where this is required. There are potential revenue benefits from reduced residential demand by an increase in Extra Care.

<b>Planned Schemes</b>	<b>RP</b>	<b>Total units</b>	<b>User group</b>	<b>Estimated Start on Site</b>	<b>Estimated Completion</b>	<b>Financial Year to complete</b>
Balls Road CH43 5RE	Inclusion Housing	15	Learning Disability	03/04/2017 <b>Actual</b>	Completed	2017/18 <b>COMPLETED</b>
104 Pensby Road CH60 7RE	Inclusion Housing	19	Learning Disability	November 2016 <b>Actual</b>	Completed	2018/19 <b>COMPLETED</b>
Mersey View, Old Chester Rd, CH42 3TA	Chrysalis Supported Association	20	Learning Disability	03/09/2018 <b>Actual</b>	Completed	2019/20 <b>COMPLETED</b>
St. Oswalds Court Bidston Village Rd CH43 7QT	Inclusion Housing	26	General EC	31/05/18 <b>Actual</b>	Completed	2019/20 <b>COMPLETED</b>
Barncroft CH61 6YH	Magenta	21	General EC	24/07/2018 <b>Actual</b>	Completed	2020/21 <b>COMPLETED</b>
Poppyfields Woodpecker Close CH49 4QW	Alpha	78	General EC	25/02/2019 <b>Actual</b>	03/05/2021 <b>Actual</b>	2021/22 <b>COMPLETED</b>
Rock Ferry High CH42 4NY	Torus	102	General EC	01/02/2021 <b>Actual</b>	Feb 2023	2022/23
Greenheys Road, Liscard, CH44 5UP	Magenta	53	General EC	19/07/2021 <b>Actual</b>	July 2023	2023/24
Belong Wirral Waters	Belong	34	General EC	Late 2021	Late 2022	2022/23

Moreton Road, Upton, CH49 6LL	H21	80	General EC	31/05/2022	31/05/2024	2024/25
The Stirrup Arrow Park Road, CH49 5PB	Magenta	46	General EC	TBC	TBC	2023/24
Pasture Road, Moreton, CH46 7TP	TBC	60	General EC	TBC	TBC	TBC
<b>Total</b>		<b>554</b>				

#### **4.0 FINANCIAL IMPLICATIONS**

4.1 Extra Care Housing schemes will contribute to reducing future demands and cost pressures relating to more expensive forms of care. The cost of Extra Care Housing can be on average a third of the cost of residential care at Local Authority rates. Consideration should be given to expanding the capital programme for Extra Care Housing to develop further in Wirral, as additional capital is likely to be required to support the growth of Extra Care Housing and to support less reliance on more costly care settings.

#### **5.0 LEGAL IMPLICATIONS**

5.1 Extra Care Housing schemes provide for people with eligible care needs and as commissioned services they are subject to contracts and in some cases nominations agreements for Wirral Council to place appropriate people into this scheme, via the current Extra Care Housing allocation procedures. They are commissioned in accordance with the Council contracts procedure rules and a clear legal agreement in relation to the award of any grant.

#### **6.0 RESOURCE IMPLICATIONS: STAFFING, ICT AND ASSETS**

6.1 The resource implications relate to the support Council staff provide to progress developments of this type of housing, commissioning the care provision that is on site, and enable people with Care Act eligible needs to access the tenancies.

#### **7.0 RELEVANT RISKS**

7.1 A lack sufficient Extra Care Housing schemes in Wirral increases the likelihood of people having to move to residential care, as their care and health needs increase, and may also increase the cost to the Council.

#### **8.0 ENGAGEMENT/CONSULTATION**

8.1 Stakeholders should be identified and involved early in the design process of Extra Care Housing schemes, and consultation undertaken during the design development. Extra care housing should be discussed with local authority housing and Adult Social Care and Public Health departments, local GPs, NHS Clinical Commissioning Groups (CCGs) and other community interest groups to establish support and ensure the proposals are in line with local need. Consultation with older people and prospective residents in the surrounding community can be very helpful

in agreeing which facilities to provide in the communal area, to establish 'buy-in' and to avoid objections during the planning process.

## **9.0 EQUALITY IMPLICATIONS**

9.1 An Equality Impact Assessment has been produced and can be accessed by the following link.

[Equality Impact Assessments | www.wirral.gov.uk](http://www.wirral.gov.uk)

## **10.0 ENVIRONMENT AND CLIMATE IMPLICATIONS**

10.1 The content and/or recommendations contained within this report are expected to reduce emissions of greenhouse gases through design expectations. Examples can include undertaking a whole life carbon assessment of any design proposals to enable construction options to be considered to reduce embodied carbon.

## **11.0 COMMUNITY WEALTH IMPLICATIONS**

11.1 Extra care housing provides opportunities for local employment in the housing and care sector.

11.2 Extra Care development supports resilient local communities and community support through enabling independence and engaging the local community in supporting people.

11.3 Developers of Extra care have requirements to meet in relation to protecting the environment, minimising waste and energy consumption and using other resources efficiently, within providers' own organisations and within their supply chain.

**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

## **BACKGROUND PAPERS**

Wirral Strategic Housing Market Assessment 2020  
Design Principles for Extra Care Housing (Housing LIN) 23/06/2020

[UK's first purpose-built LGBT+ Extra Care housing facility in Manchester moves forward | Manchester City Council](#)

**SUBJECT HISTORY (last 3 year**

<b>Council Meeting</b>	<b>Date</b>
Adult Social Care and Public Health Committee	18 January 2021 3 March 2021