

**ADULT SOCIAL CARE AND PUBLIC HEALTH COMMITTEE****26 November 2024**

<b>REPORT TITLE:</b>	<b>EXTRA CARE HOUSING UPDATE</b>
<b>REPORT OF:</b>	<b>DIRECTOR OF ADULTS, HEALTH AND STRATEGIC COMMISSIONING</b>

**REPORT SUMMARY**

This report provides an update on 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.

The report supports the following priorities from the Council's Plan:

- Promoting independence and healthier lives
- People focused regeneration

This affects all wards and is not a key decision.

**RECOMMENDATION/S**

The Adult Social Care and Public Health Committee is recommended to:

1. Endorse further plans for both the development of Extra Care Housing and new models of housing with care as set out within this report.
2. Bring forward a timeline of developments of appropriate sites and continue to work with Housing Officers to secure and develop Extra Care Housing

## **SUPPORTING INFORMATION**

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

- 1.1 The development of Extra Care Housing is a priority for the Council and supports the Council to meet its housing delivery targets.
- 1.2 The Council has stated its commissioning intentions in its Market Position Statement to reduce demand on residential and nursing placements and increase the Extra Care Housing offer.
- 1.3 To support the delivery of new models of care working in collaboration with colleagues across Cheshire & Merseyside for both Extra Care and specialist housing models.

### **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.
- 2.2 Not developing Extra Care Housing could mean that more costs are incurred for the Adult Social Care budget, as placements in residential and nursing care are more expensive than placements in Extra Care Housing schemes.

### **3.0 BACKGROUND INFORMATION**

- 3.1 The term 'extra care' housing is used to describe developments that comprise self-contained homes with design features and support services available to enable self-care and independent living. Occupants may be owners, part owners or tenants and all have legal rights to occupy underpinned by housing law (in contrast to residents in care homes). For the purposes of this report General Extra Care is for people aged 55 or over and specialised Extra Care is for people aged 18-64 with either Learning disability, Autism or a Mental Health need.
- 3.2 The Extra Care Housing Programme being delivered by the Council will support older people and people with a learning or physical disability achieve greater independence and wellbeing, by giving them more choice over their care and housing options. Developments 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 and nursing care.
- 3.3 The Council's stated commissioning intention is to reduce reliance on residential care and promote supported housing options. Therefore, it is not anticipated that the Council would grow its residential care sector. This is reflected in Wirral Council's Market Position Statement.

- 3.4 Wirral has a Strategic Housing Market Assessment (SHMA) that provides analysis of long-term specialist housing needs. The SHMA takes into account future housing with care needs and assessment based on population up to 2037 for the 75+ age group projection. For the previous Wirral 2021-26 plan, it was suggested that 725 new units of Extra Care Housing and Sheltered Housing be developed. The development plan is on track to deliver the 725 units by 2026.
- 3.5 The Northwest Association of Directors of Adult Social Care group, is working collaboratively on a regional basis to:
- Assess the regional need.
  - Develop the model of Extra Care
  - Support and promote the Extra Care within Operational teams and with local communities.
  - Work collaboratively with Homes England on funding bids and new housing models to support the region.
  - Develop innovative new models of care as improvements to the existing extra care and specialist housing models, this work is also linked to the Cheshire & Merseyside Learning Disability & Autism Group
- 3.6 The cost of general extra care provision for financial year 2023/2024 was £5.1m, with a total number of 457 clients active in Extra Care during that period.

### 3.7 Existing Schemes:

<b>Scheme</b>	<b>Client Group</b>	<b>Area</b>	<b>Housing Provider</b>	<b>Total Units</b>
Harvest Court	General	Moreton	Housing 21	39
Granville Court	General	Wallasey	Housing 21	34
Mendell Court	General	Bromborough	Housing 21	49 (12 shared ownership)
Willowbank	General	Wallasey	Housing 21	71 (20 shared ownership)
Cherry Tree House	General	Liscard	Liverpool Housing Trust	10
St Oswalds Court	General	Bidston Rise	Inclusion Housing	27
Barncroft	General	Pensby	Magenta Living	21
PoppyFields	General	Saughall Massie	Alpha Housing	78
Mersey Gardens	Specialist	Rock Ferry	Chrysalis Supported Accommodation	20
Balls Road	Specialist	Birkenhead	Inclusion Housing	15
Pensby Road	Specialist	Heswall	Inclusion Housing	19
Alexandra Apartments	Specialist	Tranmere	Independent Housing Limited (IHL)	7
Shrewsbury Road	Specialist	Oxton	Halo Housing	7
Walker Heights	Specialist	Rock Ferry	Independent Housing Limited (IHL)	17
Ravenswood	Specialist	Rock Ferry	Places for People	11
Knowsley Road	Specialist	Rock Ferry	Places for People	10
Sycamore Place	General	Liscard	Magenta Living	53
Fountain Court	Specialist	Wallasey	Care Housing Association	12

General Total: 382

Specialist Total: 118

### 3.8 Schemes currently in development:

<b>Scheme</b>	<b>Client Group</b>	<b>Area</b>	<b>Housing Provider</b>	<b>Total Units</b>	<b>Anticipated delivery date</b>
Spinnaker House	General	Rock Ferry	Torus	102	October 2024
Liscard Road	Specialist	Wallasey	Independent Housing Limited (IHL)	7	October 2024
Prenton Hall Road	Specialist	Prenton	To be confirmed	6	February 2025
Kingsland Road	Specialist	Birkenhead	To be confirmed	11	January 2025
Edgerton Park	Specialist	Rock Ferry	To be confirmed	9	September 2025

### 3.9 Pipeline schemes:

<b>Scheme</b>	<b>Client Group</b>	<b>Area</b>	<b>Notes</b>	<b>Total Units</b>	<b>Anticipated delivery date</b>
Moreton Development	OP	Moreton	Planning application in progress	80	2026

- 3.10 Adult Social Care Commissioning Leads are working closely with strategic housing colleagues on new site opportunities which are at pre-planning stage. There are several sites under current consideration across the Wirral but are not yet confirmed for progression. Some areas have multiple sites for consideration, and Officers are mindful to develop where there is an evidenced need or gap in provision, and not over develop.
- 3.11 As of September 2024, there are 55 people on the waiting list for General Extra Care and 56 for specialist Extra Care.
- 3.12 The current allocations process is under review by the commissioning team.
- 3.13 The Council needs to ensure that it is allocating places efficiently and appropriately and at the right level of people requiring care as an alternative to residential care. Extra Care Housing is not a sheltered housing model, placements need to be allocated on a higher needs' basis.
- 3.14 Allocations for schemes are agreed with 100% nomination rights for Wirral Council Adult Social Care and Public Health Directorate, and places are allocated via a digitalised application and assessment process, managed by a panel with social care assessment teams.
- 3.15 The Council has refreshed an Extra care Gap analysis with projections up to 2029 to support new developments which has been shared with both care providers and developers for consideration of future sites and schemes.
- 3.16 The Council has a total of 10 care contracts for Extra Care schemes, which are allocated from its existing domiciliary Care and Supported living frameworks on a tender basis.
- 3.17 Decommissioning activity since December 2019 to August 2024, has removed 87 old style Supported Living placements no longer fit for purpose, across 23 properties and 11 commissioned care providers.

## 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.

## **5.0 LEGAL IMPLICATIONS**

- 5.1 The Council has a duty under the Care Act 2014 to provide a range of services to meet assessed needs under the Care Act 2014 and the provision of Extra Care Housing is one of the options available to people.
- 5.2 The care provision procurement is undertaken in accordance with the Public Contract Regulations 2015 and the Council's Contract Procedure Rules.

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

- 6.1 There is potential for capital investment into Extra Care Housing schemes to support housing providers with development opportunities. Capital requirement is currently under review with Officers in the Housing and Regeneration Directorate of the Council.

## **7.0 RELEVANT RISKS**

- 7.1 A lack of 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.
- 7.2 There is a risk that if further extra care schemes are not developed, the Council will not meet its target.

## **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 Directorates, local GPs, NHS Integrated Care Boards 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.
- 8.2 Care & Support Contracts for the delivery of General Extra Care Housing are due for re-tender in 2026 and a further report will come to Adult Social Care & Public Health Committee in January 2025 to request permission to re-tender these services.

## **9.0 EQUALITY IMPLICATIONS**

- 9.1 An Equality Impact Assessment has been produced in January 2022 and can be accessed by the following link: <https://www.wirral.gov.uk/communities-and-neighbourhoods/equality-impact-assessments>

## **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.
- 10.2 Staff are situated in one Extra Care site and therefore do not need to travel between multiple homes.

## **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 Housing 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.

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## **APPENDICES**

N/A

## **BACKGROUND PAPERS**

Wirral Strategic Housing Market Assessment 2020  
Design Principles for Extra Care Housing (Housing Learning and Improvement Network)  
23/06/2020  
Wirral Market Position Statement  
Extra Care Housing Gap analysis  
Housing Learning and Improvement Network – Extra Care Housing

## **TERMS OF REFERENCE**

This report is being considered by the Adult Social Care and Public Health Committee in accordance with Section 2.2 a and b of its Terms of Reference, “adult social care matters (e.g., people aged 18 or over with eligible social care needs and their carers)” and “Promoting choice and independence in the provision of all adult social care”.

## SUBJECT HISTORY (last 3 years)

<b>Council Meeting</b>	<b>Date</b>
Adult Social Care and Public Health Committee	18 January 2021
Adult Social Care and Public Health Committee	3 March 2021
Adult Social Care and Public Health Committee	24 October 2022
Adult Social Care and Public Health Committee	19 September 2023