

REPORT TITLE	EXTRA CARE HOUSING DEVELOPMENT
REPORT OF	Simon Garner, Lead Commissioner for All Age Independence

REPORT SUMMARY

Extra Care Housing provides opportunities for older people and people with learning disabilities to have greater choice and control to live as independently as possible, within the community. Extra Care Housing 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, reducing isolation and increasing participation.

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.

The three strategies within the 2020 Plan that Extra Care Housing impacts on are: Ageing Well, All Age Disability and Good Quality Housing.

This matter affects all Wards within the Borough.

RECOMMENDATION/S

Members are asked to note the report and to endorse our approach to Extra Care Housing.

SUPPORTING INFORMATION

1.0 REASON/S FOR RECOMMENDATION/S

1.1 To support the development of Extra Care Housing schemes in Wirral.

2.0 OTHER OPTIONS CONSIDERED

2.1 There are alternatives to Extra Care such as community services, sheltered housing, supported living and residential care. Extra Care provides an important alternative form of housing that enables people to live independently and provides greater choice and control for people.

3.0 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:

- The Care Act (2014), which places individuals at the heart of their care and support; 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; Living Well with Dementia (July 2011) is the national strategy which sets out an approach to one of the consequences of an ageing population.

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 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, having an accessible bathroom and living arrangements with the benefits of the security offered on site. Councils report that Extra Care Housing prevents the need for residential care for between 40% and 63% of all tenants in housing schemes, which therefore will save the Council money in the long run. This is backed up by research undertaken by Tuck and Weis (2013) where 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 Government is maintaining Housing Benefit for all supported housing. This will apply to short term accommodation, sheltered and Extra Care Housing and long term supported housing. In relation to the All Age Disability Plan, four schemes are either completed or currently onsite, providing a total of 75 units of extra care by the end of 2019/20. The remaining four identified schemes (total of 296 units) are currently at a detailed design stage, or have been or are due to be submitted for a planning decision and should be fully completed (subject to planning approval) by the end of 2021/22. These are for all eligible service user needs. We will therefore 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.

Planned Schemes	Total units	User group	Estimated Start on Site	Estimated Completion	Financial Year to complete
Balls Road CH43 5RE	15	Learning Disability	03/04/2017 Actual	Completed and occupied	2017/18 COMPLETED
104 Pensby Road CH60 7RE	19	Learning Disability	November 2016 Actual on site	06/07/2018 Actual completion	2018/19 COMPLETED
Old Chester Rd CH42 3TA	20	Learning Disability	03/09/2018 Actual on site	31/10/2019	2019/20
Barncroft CH61 6YH	21	General EC	24/07/2018 Actual on site	25/11/2019	2019/20
Woodpecker close CH49 4QW	78	General EC	31/01/2019	31/08/2020	2020/21
Rock Ferry High CH42 4NY	101	General EC	31/07/2019	31/07/2021	2020/21
Sevenoaks CH42 2AQ	83	General EC	31/08/2019	16/07/2021	2021/22
Belong	34	TBC	TBC	TBC	TBC
Total	371				

- 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.
- 3.7 Visits have been undertaken to extra care schemes locally and regionally to look at best practice. Social workers have been involved in discussions to promote the provision of extra care and its relevance to their service users, particularly as new schemes have been in the process of development. Registered housing providers are engaged regarding agreed developments to explore design options.
- 3.8 There are currently five operating schemes in Wirral for older people. There is an allocations panel that supports people who need this type of housing with a waiting list of prospective tenants. These people have all been assessed as eligible for services under the Care Act. There is also a scheme for people with a learning disability that opened last summer in Birkenhead and this has enabled people with a range of eligible needs to live independently. This scheme has at the same time led to efficiencies of £80,000 per year. A similar scheme is also close to opening in Pensby. These schemes provide people with a learning disability with their own front door and on site round the clock support. People having their own front door helps to reduce compatibility issues arising from people sharing a house, and the lack of choice and control they have over who they share with.
- 3.9 Going forward partnerships are being worked with to establish relevant links to the schemes such as with GP practices, health clinics, and employment services. There are clear allocations procedures to ensure the take up with schemes is timely, once completed.
- 3.10 Dr Mark Hammond from Manchester School of Architecture recently completed research on reframing the housing offer for older people. He argued that a working definition of rightsizing is that it is an older person's active, positive choice to move home as a means of improving their quality of life. It is affected by the availability of options that provide a better quality of life. The attractiveness of different options can change over time. Older people's capability to right size is dependent on desirable options being available and accessible to them. His research concluded by recommending that Local Authorities and partners need to ensure housing strategies respond to the availability and accessibility of rightsizing locally.

4.0 FINANCIAL IMPLICATIONS

- 4.1 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. Schemes can contribute to reducing future demands and cost pressures relating to more expensive forms of care.

5.0 LEGAL IMPLICATIONS

- 5.1 Where Capital is provided a legal agreement is required that the scheme is subject to, which includes the Council having nominations rights over the scheme.

6.0 RESOURCE IMPLICATIONS: ICT, STAFFING AND ASSETS

6.1 There are implications in relation to staff time and capital investment.

7.0 RELEVANT RISKS

7.1 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 and may limit options for adults with a learning disability to live independently.

8.0 ENGAGEMENT/CONSULTATION

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

9.0 EQUALITY IMPLICATIONS

9.1 There is an existing Equality Impact Assessment for Extra Care Housing and a revised assessment due to be published.

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APPENDICES

N/A

BACKGROUND DOCUMENTS

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

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

Rightsizing: Reframing the housing offer for older people. **Dr Mark Hammond Manchester School of Architecture. GMCA/GM Ageing Hub. 2018.**

SUBJECT HISTORY (last 3 years)

Council Meeting	Date