

REPORT TITLE	<i>Extra Care Housing Model</i>
REPORT OF	Director of Care and Health

REPORT SUMMARY

This report concerns the model of Extra Care Housing in Wirral. The model sets out the standards and design requirements 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 a key decision.

RECOMMENDATION/S

The Adult Social Care and Public Health Committee are recommended to agree the Extra Care Housing model for Wirral.

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. The scheme being proposed relates to that commitment. This work also supports the delivery of the current Wirral Plan 2025 '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 a model may lead to issues with design and delivery of Extra Care Housing falling short of the requirements of what is needed.

3.0 BACKGROUND INFORMATION

- 3.1 Extra Care Housing is housing 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. 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.

4.0 FINANCIAL IMPLICATIONS

- 4.1 There are no financial implications directly arising from this report. 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 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.

6.0 RESOURCE IMPLICATIONS: ICT, STAFFING AND ASSETS

6.1 The resource implications are the support Council staff provide to enabling developments of this type of housing, commissioning the care provision that is on site and that people with care act eligible needs access the tenancies.

7.0 RELEVANT RISKS

7.1 A lack of a model for Extra Care Housing could lead to insufficient Extra Care Housing schemes in Wirral of an appropriate design and build, increasing the likelihood of people having to move to residential care, as their care and health needs increase.

8.0 ENGAGEMENT/CONSULTATION

8.1 There has been consultation with key partners from the housing and care sector on a proposed model for Extra Care Housing in Wirral.

9.0 EQUALITY IMPLICATIONS

9.1 There is an existing Equality Impact Assessment (EIA) for Extra Care Housing that is scheduled for review.

<https://www.wirral.gov.uk/sites/default/files/all/communities%20and%20neighbourhoods/Equality%20Impact%20Assessments/EIA%20Assessment%202010-2014/Adult%20Social%20Services/Extra%20Care%20Housing%20allocations%20nominations%20equality%20impact%20assessment.pdf>

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.

REPORT AUTHOR: *Simon Garner*
Lead Commissioner All Age Independence
telephone: (0151) 666 3726
email: simongarner@wirral.gov.uk

APPENDICES

Appendix 1 – Extra Care Housing Model for Wirral

BACKGROUND PAPERS

N/A

SUBJECT HISTORY (last 3 years)

Council Meeting	Date
Adult Social Care and Public Health Committee	18 January 2021
Cabinet	16 January 2014