



ADULT SOCIAL CARE AND PUBLIC HEALTH COMMITTEE

Monday, 24th October 2022

REPORT TITLE:	EXTRA CARE HOUSING
REPORT OF:	DIRECTOR OF CARE AND HEALTH

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.

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

The report supports the following priority from the Council's Wirral Plan:

- Working to provide happy, active and healthy lives for all, with the right care, at the right time to enable residents to live longer and healthier lives.

RECOMMENDATION/S

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

- 1) Endorse the development of further plans for the growth of Extra Care Housing for Wirral.
- 2) Support engagement with potential partners to identify opportunities for further Extra Care schemes to meet local need.
- 3) Note progress of existing schemes that are in development.

SUPPORTING INFORMATION

1.0 REASON/S FOR RECOMMENDATION/S

- 1.1 The development of Extra Care Housing is a priority for the Wirral Plan 2021-26 and the Wirral Housing Strategy. The work is delivered under the theme of 'Active and Healthy Lives': "Working for happy, active and healthy lives where people are supported, protected and inspired to live independently.
- 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.

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 Extra Care Housing Programme being delivered by Wirral 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.
- 3.2 Our stated commissioning intention is to reduce reliance on residential care and promote supported housing options. Therefore, it is not anticipated that we would grow our residential care sector. This is reflected in Wirral Council's Market Position Statement.
- 3.3 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 Wirral 2021-26 plan, it is suggested that 725 new units of Extra Care Housing and Sheltered Housing be developed by 2026. The development plan is on track to deliver the 725 units by 2026.
- 3.4 The Liverpool City Region Extra Care Strategic 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 to support the region

3.5 The cost of Older People's extra care provision for financial year 2021/2022 was £4.04m, with a total number of 329 clients active in Extra Care during that period.

3.6 Existing Schemes

Scheme	Client Group	Area	Housing Provider	Total Units
Harvest Court	Older People (OP)	Moreton	Housing 21	39
Granville Court	OP	Wallasey	Housing 21	34
Mendell Lodge	OP	Bromborough	Housing 21	49 (12 shared ownership)
Willowbank	OP	Wallasey	Housing 21	71 (20 shared ownership)
Cherry Tree	Early Onset Dementia (EOD)	Liscard	Liverpool Housing Trust	10
St Oswalds Court	OP	Bidston Rise	Inclusion Housing	27
Barncroft	OP	Pensby	Magenta Living	21
Poppyfields	OP	Saughall Massie	Alpha Living	78
Mersey Gardens		Rockferry	Chrysalis Supported Association	20
Balls Road	Learning/Physical Disability (LD/PD)	Birkenhead	Inclusion Housing	15
Pensby Road	LD/PD	Heswall	Inclusion Housing	19
Alexandra Apartments	LD/PD	Tranmere	Independent Housing	7
Shrewsbury Road LD/PD	LD/PD	Oxton	Halo Housing	7
Walker Heights		Rockferry	Independent Housing	17
Total OP	329			
Total LD/PD	85			

3.7 Schemes currently in development

Scheme	Client Group	Area	Housing Provider	Total Units	Delivery Date
Ravenswood	LD/PD	Rockferry	Warwick Investments Developments	11	July 2022
Knowsley Road	LD/PD	Rockferry	Warwick Investments Developments	10	September 2022
Spinnaker House	OP	Rockferry	Taurus	102	May 2023
Green Heys	OP	Liscard	Magenta Living	54	March/April 2023
Belong	OP	Wirral Waters	Belong are	34	2023
Total OP	156				
Total LD/PD	21				

3.8 Adult Social Care Commissioning Leads are working closely with strategic housing colleagues on new site opportunities which are either at planning or 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.

3.9 As of July 2022, there are 113 people who meet the eligibility criteria for Extra Care Housing and are currently on the waiting list for general Extra Care Housing in Wirral.

Of the 113 waiting for general Extra Care Housing:

Area	of 113 people
Birkenhead	20
South Wirral	30
Wallasey	39
West Wirral	24

3.10 Procurement activity for the new schemes at Green Heys and Spinnaker House will commence in August 2022 and complete in December 2022. The successful providers will then mobilise services prior to the 2023 opening dates. The long lead-in time reflects the size of schemes and the recruitment activity required to establish the size of care team required to meet.

3.11 Allocations for schemes are agreed with 100% nomination rights for Wirral Council Adult Social Care and Health Directorate, and places are allocated via a digitalised application and assessment process, managed by a Panel with social care assessment teams.

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 to provide a range of services to meet assessed needs under the Care Act 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 further Capital investment into Extra Care Housing schemes, to support housing providers with development opportunities. Capital requirement is currently under review with Officers in Housing and Regeneration Directorate of Wirral 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.

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 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: <https://www.wirral.gov.uk/communities-and-neighbourhoods/equality-impact-assessments/equality-impact-assessments-january-202-6>

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 LIN) 23/06/2020
Wirral Market Position Statement
Extra Care Housing Gap analysis

SUBJECT HISTORY (last 3 year)

Council Meeting	Date
Adult Social Care and Public Health Committee	18 January 2021
Adult Social Care and Public Health Committee	3 March 2021