

**ADULT SOCIAL CARE AND PUBLIC HEALTH COMMITTEE****19 September 2023**

|                      |                                    |
|----------------------|------------------------------------|
| <b>REPORT TITLE:</b> | <b>EXTRA CARE HOUSING</b>          |
| <b>REPORT OF:</b>    | <b>DIRECTOR OF CARE AND HEALTH</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 also seeks approval for an extension of contracts for the provision of 2 Extra Care Schemes to align with the 6 other Extra Care scheme contracts to enable a single future procurement exercise.

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

- Safe and Vibrant Communities - Working for safe and vibrant communities where our residents feel safe and are proud to live and raise their families.
- Active and Health Lives- 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.
- Inclusive Economy -Working for a prosperous, inclusive economy - helping businesses to thrive and creating jobs and opportunities for all.

This affects all wards and is a key decision.

**RECOMMENDATION/S**

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

1. Endorse further plans for development of Extra Care Housing for Wirral as set out within this report; and
2. Authorise the Director of Care and Health to approve the extension of the contracts for the provision of care in 2 Extra Care Schemes - St Oswald's Court, care provided by Professional Carers, and Barncroft, care provided by Community Caring for further terms to align with the 6 other Extra Care schemes care contracts, to enable a single future procurement exercise at a cost of £1.2m.

## **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 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).
- 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 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.

- 3.5 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 to support the region.

3.6 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.

### 3.7 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 Court        | OP                                                  | Bromborough     | Housing 21                        | 49 (12 shared ownership) |
| Willowbank           | OP                                                  | Wallasey        | Housing 21                        | 71 (20 shared ownership) |
| Cherry Tree House    | 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 Housing                     | 78                       |
| Mersey Gardens       | Learning Disability and Physical Disability (LD/PD) | Rock Ferry      | Chrysalis Supported Accommodation | 20                       |
| Balls Road           | 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 (autism)                                         | Oxton           | Halo Housing                      | 7                        |
| Walker Heights       | LD/PD                                               | Rock Ferry      | Independent Housing               | 17                       |
| Ravenswood           | LD/PD                                               | Rock Ferry      | Places for People                 | 11                       |
| Knowsley Road        | LD/PD                                               | Rock Ferry      | Places for people                 | 10                       |

OP Total: 329

LD/PD Total: 106

### 3.8 Schemes currently in development

| Scheme          | Client Group | Area       | Housing Provider | Total Units | Anticipated delivery date |
|-----------------|--------------|------------|------------------|-------------|---------------------------|
| Spinnaker House | OP           | Rock Ferry | Torus            | 102         | January 2024              |
| Sycamore Place  | OP           | Liscard    | Magenta Living   | 53          | August 2023               |
| Fountain Court  | LD/PD        | Wallasey   | tbc              | 12          | July 2024                 |

- 3.9 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.
- 3.10 As of July 2023, there are 58 people on the waiting list for Older Peoples extra care (the list has reduced during May and June as apartments have been allocated for the new scheme at Sycamore Place) and 42 people on the Learning disability waiting list.
- 3.11 Procurement activity for the new schemes at Green Heys and Spinnaker House concluded in December 2022. The successful providers are currently mobilising services prior to the 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.
- 3.12 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.
- 3.13 The Council has completed an Extra care Gap analysis which has been shared with both care providers and developers for consideration of future sites and schemes.
- 3.14 The Council has a total of 8 care contracts for General Extra Care schemes, 6 of which are in contract until 30 June 2026. Two of the schemes Bancroft and St Oswald's Court are in contract until 31 March 2024. This report seeks authority to extend the contract for the latter 2 Extra Care Housing Schemes based on the commercial advantages of having all the Schemes co-terminus, which will also enable the Council to carry out and implement a new commissioning strategy across this area for re-tender. Appropriate authority will be sought in due course for the recommissioning of the 8 care contracts.

## **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.
- 4.2 To extend the two extra care contracts for 2 years for Barncroft and St Oswald's Court will be £1.2m.

## **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. The contract extension is permissible under section 12.4.1 of the 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 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.

## **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/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.

**REPORT AUTHOR:** **Jayne Marshall**  
Head of Service, Commissioning and Contracts  
telephone: 0151 666 4828  
email: jaynemarshall@wirral.gov.uk

## **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 |