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Report by: Susannah Westwood, Commissioning Manager, Adults Health & Community Wellbeing  
Telephone: 01245 437868  
E mail: [Susannah.westwood@essex.gov.uk](mailto:Susannah.westwood@essex.gov.uk)

**Purpose of Report:** To provide an update on Extra Care Housing in Essex

### General Background:

During 2011 Committee received two reports on Extra Care Housing in January and May. These reports provided detailed information on Extra care Housing as a housing option, current supply and projections on the future extra care housing requirement for the county.

Extra care housing is identified within Essex as housing with care that has a 24/7 on site care/support presence able to respond in emergencies.

The May 2011 meeting was also attended by officers from both Castle Point and Epping councils who responded to questions from the Committee on extra care housing development in their areas.

In September 2011 The International Longevity Centre published 'Establishing the extra in Extra Care' ([http://www.ilcuk.org.uk/files/pdf\\_pdf\\_193.pdf](http://www.ilcuk.org.uk/files/pdf_pdf_193.pdf)) and its author Dylan Kneale has been invited to attend today's meeting as a witness. A copy of the Executive Summary of this report follows this paper and is referenced COP/06/12.

PSSRU located at the University of Kent also published a report in December 2011 'Improving housing with care choices for older people: an evaluation of extra care housing'. This report summarises the results of a Department of Health funded evaluation of 19 extra care housing schemes that opened between April 2006 and November 2008, and which received capital funding from the Departments Extra Care Housing Fund.

The key findings from the PSSRU report included:

- Positive outcomes for people living in extra care housing including a good quality of life
- Dependency levels were generally less than people moving into residential care, especially with respect to cognitive impairment
- 90% of those still alive at the end of the study remained at the scheme
- Physical and functional ability appeared to improve or remain stable over the first 18 months compared with when they moved in
- Combined care and housing management arrangements were associated with lower costs
- When matched with a group of equivalent people moving into residential care, costs were the same or lower in extra care housing
- Better outcomes and similar or lower costs indicate that extra care housing appears to be a cost effective alternative for people with the same characteristics who currently move into residential care
- The availability of extra care housing is seen as providing a means of encouraging downsizing
- Funding of extra care housing is complex and in the current financial climate it is important that incentives that deliver a cost-effective return on investment in local care economies are in place if this is to be a viable option for older people in the future
- More capital investment and further development of marketing strategies are needed if extra care housing is to be made more available
- While the results of the study support the use of extra care housing as an alternative to residential care homes, for some individuals levels of supply are relatively low

An invest to save capital bid for extra care housing was submitted via the Capital Programme Bids process in October 2011 – seeking £7.8m to contribute to the delivery of 180 units of extra care housing in the county. This bid was not approved.

Historically social housing development of extra care housing received significant capital grant from the Homes & Communities Agency. Since 2010 the national Affordable House Building Programme has been reduced significantly impacting on the numbers of affordable homes able to be built.

## **Update on Current Position**

**Table 1: Extra Care Housing Provision**

<b>Scheme name</b>	<b>District</b>	<b>No.units</b>
CanTERS Meadow	Tendring	30
Dobson House	Rochford	30
Great Bradfords House	Braintree	35
Helen Court	Braintree & Maldon	42
Honey Tree Court	Epping Forest	40
Montbazoon Court	Brentwood	26
Poplar House (mixed tenure)	Basildon	46
The Cannons	Colchester	38
Wren House	Colchester	18
<b>TOTAL</b>		<b>305</b>

**Table 2 - New Developments - Pipeline**

<b>District (Location)</b>	<b>Tenure</b>	<b>Units</b>
Chelmsford (ARU site)	Extra Care – social rented	60
Chelmsford (Gt Baddow)	Extra Care – mixed tenure	60
Epping (Waltham Abbey)	Extra Care - TBA	60
Epping (Chpping Ongar)	Assisted Living - Owner Occupier	TBA (estimate 50 units)
Uttlesford (Saffron Walden)	Extra Care – mixed tenure	60
Uttlesford (Elsenham)	Extra Care - TBA	40-60
Uttlesford – Gt Easton	Extra Care – Owner occupier	25 - 30
Colchester	Extra Care	TBA (estimate 60 units)
	Total (estimated)	430 units

**Table 3 - Extra Care Housing Need and Variance**

<b>District</b>	<b>Population 75+ (2010)</b>	<b>Extra Care places 25 per 1,000 75+</b>	<b>Variance between current supply and projection</b>
<b>Essex</b>	122,000	3,050	-2749
Basildon	13,100	328	-282
Braintree	11,300	283	-206
Brentwood	7,000	175	-149
Castle Point	8,600	215	-215
Chelmsford	12,600	315	-315
Colchester	13,000	325	-273
Epping Forest	10,900	273	-233
Harlow	6,200	155	-155
Maldon	5,300	133	-133
Rochford	7,800	195	-165
Tendring	20,200	505	-475
Uttlesford	6,000	150	-150

Table 3 uses the Department of Health recommendation of estimating need for extra care housing of 25 places per 1,000 people aged over 75 and the current variance for the whole of Essex is 2749 places. With the projected growth in the older population by 2015 it is estimated that there would be a need for 3453 extra care places.

Table 2 shows the current known proposed developments of specialist housing in the County and it is evident that if all of the potential extra care housing we are aware of was to be developed by 2015 there would still be a significant shortfall countywide.

Increasingly private developers are entering into the extra care housing market for the owner occupier with service models that include a care response on site that can support more dependent people.

A refresh to the Homes for Older People Strategy is in progress to inform the development of an Extra Care Housing Strategy and possibly the production of an Accommodation for Older People Strategy in the future which would include accommodation with care options alongside initiatives related to ensuring independence at home. Members are invited to contribute to this activity.

## **Conclusion**

A diverse range of activity continues around working with our partners in both social housing and the private market to identify future opportunities for housing options and services for older people including extra care housing. This activity includes the identification of potential development opportunities with health, local authority and social housing partners and informing the commissioning activity and social care requirements. Relationships with the private market are also being developed and have enabled us to inform their service models and understand and support future developments in the county for those people wishing to remain home owners. Further details and examples of this activity can be provided if members require it.