

CWOP/42/10**Policy & Scrutiny Committee** Community Wellbeing and Older People**Date** 11 November 2010

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Extra Care Housing

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. In Essex the provision of a 24/7 on site care response has been identified as a fundamental feature of extra care. Extra care housing is popular with people whose disabilities, frailty or health needs make ordinary housing unsuitable but who do not need or want to move to long term care (residential or nursing homes). For a more detailed description of 'extra care housing', please consult the Housing LIN Factsheet No1 'Extra Care Housing: What is it?'

Although older people make up the majority of users of extra care, people with disabilities that are not age related are increasingly making use of this type of housing. Extra care provision comes in a huge variety of forms and may be described in different ways, for example 'very sheltered housing', 'housing with care', 'retirement communities' or 'villages'.

Increasingly extra care housing is recognised as an essential component of joint commissioning by health and social care. Extra care is now being used for intermediate care and rehabilitation as well as longer term housing. Extra care developments provide a focus for integrated working to meet housing, health and social care needs.

Extra Care in Essex

Extra care housing has been developed opportunistically over the past 15 years resulting in a variety of provision across the county – during 2009 a review of this supply was conducted and recommendations on the future made including the decommissioning of some schemes. A number of factors have contributed to the recommendation to decommission some of the extra care services; these include the size of the scheme making the provision of 24/7 care unviable, bedsit accommodation, building design and quality, location.

Current provision is 14 schemes, totalling 348 units with another 65 units in development in Basildon. All of the current provision is for social rent and a decision is being made on whether some of the apartments at the Basildon scheme are to be for sale. The most recent completion is the Helen Court scheme in Witham developed by Hanover Housing – to enable this scheme to be developed Braintree DC passed the land over at nil cost together with £1m grant and Maldon DC contributed a further £250,000 to the development costs.

New development of extra care housing requires the following to be in place:

- Availability of site in a location that can sustain independence and of a size big enough to develop i.e. > 1.25 acres
- Frequently this land has passed to the housing provider at nil cost or significantly less than market value from the LA or via planning gain and a Section 106 agreement
- Capital funding – historically development has received significant Homes & Communities Agency Capital Grant coupled with the housing provider borrowing the remainder. The Basildon scheme has received £5.3m from a Department of Health Extra Care Housing Fund for the development
- Revenue - rent to be affordable – meeting housing benefit levels
- To date all ECC schemes have Supporting People grant alongside commissioned social care services.

Projected Need in Essex

As a relatively underdeveloped housing option in the county it is difficult to gauge the current demand as it is an unknown product – we are hopeful that with the opening of the scheme in Witham that public awareness of this as a housing option will increase

Appendix 1 shows current and projected extra care housing need for Essex by District – the locally adjusted requirement is based on 25 units of extra care housing per 1,000 population over 65 years with care needs rather than the Department of health projection of 25 units of extra care per 1,000 of the over 65 years old population.

Delivering Extra care for Essex

There are a number of key players if extra care housing is to be developed in the county – be it social rented or for owner occupation:

- Housing providers – both social landlords and private developers
- District & Borough authorities
- Social care authorities
- Care providers

The current extra care provision is owned and managed by 10 different Registered Housing Providers. There is a proposed development on the Anglia Ruskin site in Chelmsford which has received Homes & Communities Agency grant and will be delivered by another housing provider – not yet operating extra care in the county. We are also in early discussions with another social landlord for a development in Dovercourt.

Any future development requires substantial capital – within the social housing model historically a substantial element of this provided by grant and the remainder via the organisation’s borrowings – however achieving an affordable rent is also a pre-requisite.

ECC is also exploring the possibility of being able to deliver 2 schemes via the Social Care PFI.

However there is also potentially a private market – although at this stage this is not developed in the county – as current provision for the over 55’s tends to be lacking the on site care presence needed to deliver extra care housing.

The current market conditions for both social housing providers and the private market brings with it some risks including the inability to sell new units as people are either unable to sell their current home, or unwilling to enter into a shared equity position. The delivery of a 24/7 care service also brings with it some further challenges around the personalisation agenda.

Conclusion

To enable extra care housing development that would contribute to meeting the projected needs in Essex would require significant capital or land investment from ECC or elsewhere. Activity continues around working with a range of partners in both social housing and the private market alongside the potential PFI or PPP schemes.

Appendix 1

Current Extra Care Housing Needs: 2010

District	Population at Risk			Local Extra Care Housing Requirements			Current Capacity		
	Population 75+ (2010)	Pop 65+ with Care Needs	% of population 65+ with care needs	Adjusted norm 25 per 1,000 65+ with care needs	Dementia 5 per 1,000	Enhanced 10 per 1,000	Current Capacity	Additional Future Builds	Variance from local estimates
England	4,113,000	2,881,740	33%	72,044	20,565	28,817	-	-	-
Essex	122,000	80,590	31%	2,015	403	806	427	125	-1,588
Basildon	13,100	9,890	36%	247	49	99	61	65	-186
Braintree	11,300	7,630	32%	191	38	76	77	0	-114
Brentwood	7,000	3,610	27%	90	18	36	26	0	-64
Castle Point	8,600	6,750	34%	169	34	68	0	0	-169
Chelmsford	12,600	8,070	29%	202	40	81	20	60	-182
Colchester	13,000	8,590	31%	215	43	86	71	0	-144
Epping Forest	10,900	6,560	30%	164	33	66	79	0	-85
Harlow	6,200	4,590	37%	115	23	46	0	0	-115
Maldon	5,300	3,630	30%	91	18	36	17	0	-74
Rochford	7,800	5,130	31%	128	26	51	30	0	-98
Tendring	20,200	12,330	31%	308	62	123	46	0	-262
Uttlesford	6,000	3,800	29%	95	19	38	0	0	-95

Projected Extra Care Housing Needs: 2010 - 2030

Please
Select an
Area:

Essex

Essex	Numbers					% change from 2010 to:			
	2010	2015	2020	2025	2030	2015	2020	2025	2030
Population 75+ (2010)	122,000	138,100	160,300	196,200	217,100	13%	31%	61%	78%
Pop 65+ with Care Needs	80,590	92,780	103,230	117,060	131,240	15%	28%	45%	63%
Adjusted norm 25 per 1,000 65+ with care needs	2,015	2,320	2,581	2,927	3,281	15%	28%	45%	63%
Dementia 5 per 1,000	403	464	516	585	656	15%	28%	45%	63%
Enhanced 10 per 1,000	806	928	1,032	1,171	1,312	15%	28%	45%	63%

Data Sources -
 Population: ONS 209 Mid Year Population Estimates
 Care Needs: Planning 4 Care, 2010
 Capacity: ECC, Strategic Commissioning
 Essex Extra Care Housing Requirements: Estimated using
 national norm of 25 per 1,000 applied to the population 65+
 with care needs

Projected Extra Care Housing Needs



