

Further Development of Extra Care Housing in Derby

SUMMARY

- 1.1 Derby's first two Extra Care Housing schemes opened in 2009, and there is a strong need to maintain momentum in developing further sites to meet the growing demand from the city's older people

RECOMMENDATIONS

- 2.1 To note the success of Derby's two existing Extra Care Housing schemes opened in Alvaston and Darley wards in 2009, and to reaffirm the importance of extending Extra Care Housing as part of the Council's "new homes for old" commitment to improving the range of supported accommodation for older people.
- 2.2 To note the need for a longer-term target for Extra Care Housing based on the requirement to plan ahead to support developments in line with the Sustainable Community Strategy. The Department of Health's Extra Care Toolkit suggests that depending on local circumstances, there should be sufficient Extra Care accommodation for between 4% and 5% of the over 65 population. This guidance plus local demand information and benchmarking from other authorities suggests optimal Extra Care Housing provision in 2026 will be between 1,960 and 2,450 units.

SUPPORTING INFORMATION

3.0 Why Choose Extra Care Housing?

- 3.1 Extra Care Housing is a broad term to describe a form of specialist housing, predominantly designed for older people. Some of the key reasons why people choose Extra Care Housing over other models of supported accommodation are as follows:
- For people living on their own or with a person they care for, the security of a 24 hour on-site care presence is particularly attractive – care can be provided as and when it is needed
 - Extra Care enables people to retain their independence with their ‘own front door’ and their own accessible living space
 - Extra Care is designed and built to nationally set space and access standards which allow schemes to be ‘future proofed’ for future needs
 - Units have one or two bedrooms offering choice to couples wishing to move home
 - The ethos of Extra Care as a community hub, and the range of communal facilities provided, gives schemes great potential to promote social inclusion and reduce isolation amongst residents and the local community
 - Residents have security of tenure, and often the option of choosing whether they rent, purchase outright, or purchase units on a shared ownership basis
 - Properties are easy to maintain with support provided by dedicated support staff

4.0 Extra Care Provision in Derby

- 4.1 There are currently two Extra care schemes in Derby: Handyside Court in Alvaston developed in partnership with Housing 21, and Cedar House on Broadway, developed in partnership with Retail Trust (the Leylands estate). These schemes each offer 38 rental units of accommodation and are both available to rent. Both of these schemes have been filled and there is now a waiting list for people wishing to move in.
- 4.3 Feedback from residents within these schemes has been very positive. Local professionals have also found these schemes to contribute positively to individuals’ well-being and independence.
- 4.4 The flexibility of the care and support provided has proved beneficial for residents with changing needs. Some residents have experienced a decrease in care needs following move-in owing to the benefits of a purpose built, accessible environment and the flexible nature of service delivery on site.
- 4.5 The local communities are also realising a benefit to the proximity of these schemes – for example the café at Cedar House is very well used by nearby residents, and activities on site create social and learning opportunities.
- 4.6 Admissions of older people into residential care have reduced from 73 per 10,000 population to 68 per 10,000 population between 2008/09 and 2009/10.

5.0 Demand for Extra Care

- 5.1 The CSIP report 'Whose Market' (July 2008) found the three key influences on future demand for extra care housing cited most often by local authorities were:
- increases in the 65-85 age group
 - increase in over 85 age group
 - the use of extra care housing as an alternative to care homes

- 5.2 Demand information for Extra Care Housing has come from a variety of sources.

5.2.1: Supporting People carried out a survey in 2007 amongst 51 older people who were residents of sheltered housing at that time. Respondents were asked, having been given a description of both Extra Care Housing and care home facilities, which they would prefer if their needs increased and they had to move. 38 respondents (74%) chose Extra Care Housing over other supported accommodation options.

5.2.2: Adult Social Services built on this survey with a questionnaire which went out to home care service users across the city in December 2008, to which 242 responses were received. The results of this survey include the finding that Extra Care Housing was the preferred supported accommodation choice for residents within every age group.

5.2.3 In July 2009 a series of community consultation events were carried out by Agencia to ascertain local preferences of care and supported accommodation. Each of these four geographically based workshops yielded feedback that local older people and front-line care staff wished to see more Extra Care in their localities. Other salient points of feedback included:

- The need to develop ECH sooner rather than later to help promote choice
- The need to keep ECH open to people with relatively low needs as well as those with high level needs
- The need to keep ECH affordable
- The need to incorporate the needs of people with dementia within ECH
- The need to offer two bedroom flats
- The importance of ECH as a social hub for the wider community

5.2.4: Derby's population aged 55 and over will increase by more than 17,000 in the next 16 years. It is also well documented that with an ageing population, associated health and social care needs such as dementia will be more prevalent. By 2030 there will be a rise of 33.5% in the number of people with life-limiting illnesses living alone.

6.0 **Planned Extra Care Housing developments in Derby**

6.1 The top 2010-11 Extra Care Housing priorities for the Council are listed below:

Scheme	Strategic Importance
1. Mackworth (on the site of former Lois Ellis/ Arthur Neal care homes): 98 units planned to be delivered in 2011-12	This scheme will replace the care home provision formerly on site as well as providing further housing, care and support services for the surrounding community. The consultation exercise for the closure of Arthur Neal House identified strong local support for this scheme and planning permission has now been granted.
2. Normanton (Grange Avenue, Austin Estate): 73 units planned to be delivered in 2012/13	This scheme is linked within the Council Care Homes Review to the potential closure of Coleridge House care home, and will complement the Osmaston Masterplan programme.

6.2 Subject to the outcome of future consultation being that Bramblebrook House care home is closed, the resultant Extra Care Housing scheme in Mickleover would deliver approximately one hundred units in 2012/13.

6.3 All three of the above schemes are intended as local replacements for Council-run care homes. Each Extra Care Housing scheme will support larger numbers of older people than the care home did, with more services available for older people from the surrounding community. The land value of the care home will also help subsidise the Extra Care Housing scheme, making best use of Council resources.

6.4 Further work will take place in 2010-11 to provide opportunities to extend the amount of Extra Care Housing that is available in Derby.

6.4.1 The Retail Trust are planning on developing ten further properties at the Leylands site in Darley so they meet Extra Care Housing standards. This will also introduce the opportunity for local older people who are owner-occupiers to buy into Extra Care Housing on a leasehold basis.

6.4.2 Peter Fletcher Associates have recently completed a review of sheltered housing and floating support commissioned by Supporting People. Follow-up work will consider the development potential of existing sheltered schemes that have a significant concentration of residents with high care needs.

6.4.3 Officers in Adults, Health and Housing will continue to work with colleagues in Property Services and other development partners to identify further sites in the city that are appropriate for Extra Care Housing. Part of this work will involve finding "new homes for old" alternatives for the Council care homes at Raynesway View and Merrill House.

OTHER OPTIONS CONSIDERED

- 7.1 Reducing the Council's commitment to Extra Care Housing will lead to higher numbers of older people requiring a move to traditional residential care than would otherwise have been the case. It will also mean that fewer areas benefit from these "hubs" of activity for older people from local communities as well as within the scheme itself.

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Background papers:	None
List of appendices:	Appendix 1 – Implications

IMPLICATIONS

Financial

- 1.1 Extra Care Housing scheme developments are normally funded via a combination of five main sources:
- Discounted land value contributed by the Council
 - Contribution from the development partner
 - Receipt from any properties that are sold on a leasehold basis
 - External grant, most often from the Homes and Communities Agency (HCA)
 - Any further capital grant contributed by the Council
- 1.2
- All of these sources of capital are threatened by the current economic climate. In particular HCA grant, which is often called upon to support a significant proportion of schemes with a high degree of properties for rent, has been significantly curtailed. Work is underway with development partners to look at alternative funding models.

Legal

- 2.1 No implications arising from this report.

Personnel

- 3.1 No implications arising from this report.

Equalities impact

- 4.1 There is no clear equalities impact.

Corporate priorities

- 5.1 HC1: To increase choice and control to support independence.
 HC2: To increase the range and quality of regulated and non-regulated adults social care services
 HC4: To deliver accessible, high quality, inclusive Housing and Advice Services
- 5.2 COD2: To deliver value for money across all services