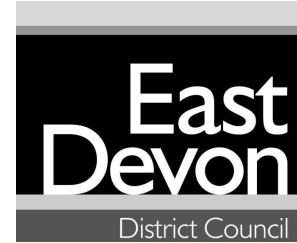


Agenda Item: 12

Housing Review Board

25 June 2009

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Draft commissioning strategy for Extra Care housing

Summary

This report presents a draft strategy for the commissioning and provision of extra care sheltered housing. This draft strategy has been produced by Devon County Council. Extra Care housing would be provided in partnership with the local housing authority and bridges the gap between sheltered housing and residential care.

Extra Care housing is one of a number of options for older people who need some personal care or other types of support, but who wish to retain independence and are able to live safely on their own.

The Housing Review Board is invited to consider the proposals in the draft Extra Care housing Commissioning Strategy and put forward views and observations to influence the final version of the strategy.

Recommendation

Consider and comment on the draft extra care housing strategy produced by Devon County Council.

a) **Reasons for Recommendation**

To approve an approach for providing extra care housing in the county.

b) **Alternative Options**

To vary the proposed strategy or do nothing.

c) **Risk Considerations**

The strategy does not facilitate the provision of extra care housing in the numbers or type proposed.

d) **Policy and Budgetary Considerations**

These are explained in the report.

e) **Date for Review of Decision**

Annually through the Devon Strategic Housing Group.

1 Extra Care housing

- 1.1 Extra Care housing is a form of supported housing which provides a higher level of support than sheltered housing, but is not a residential care scheme. New forms of sheltered and retirement housing have been pioneered in recent years to cater for older people who are becoming more frail and less able to live independently.

- 1.2 Extra Care housing is designed with the needs of frailer older people in mind and with varying levels of care and support available on site. People who live in Extra Care housing have their own self-contained homes, their own front doors and legal right to occupy the property. Extra Care housing is also sometimes known as very sheltered housing, assisted living, or simply housing with care. It comes in many built forms, including blocks of flats, bungalow estates and retirement villages.
- 1.3 In addition to the communal facilities often found in sheltered housing, Extra Care schemes often include a restaurant or dining room, health and fitness facilities, hobby rooms, etc. Properties can be rented, owned, leasehold, or shared ownership. Domestic support and personal care are available, usually from on-site staff.
- 1.4 We do not have Extra Care housing in the district and it would meet the needs of vulnerable tenants in our existing sheltered housing who need to move and/or older people with higher level support needs in private housing.
- 1.5 We have recognised the need for Extra Care sheltered housing in our Housing Strategy and have tried to provide a scheme in Halsdon Avenue, Exmouth in partnership with Devon County Council. Unfortunately, the proposal could not be made financially viable.
- 1.6 Devon County Council following their experiences of trying to provide Extra Care housing in partnership with Shaw Healthcare has produced a draft strategy for providing these specialist schemes. I have reproduced the consultation draft in **annex 1**.
- 1.7 I responded to the consultation and my letter is reproduced in **annex 2**. You will see that my response is generally supportive of the approach being promoted with some detailed concerns around finance, the quality of the needs assessment and detailed delivery arrangements.
- 1.8 I have been invited to report the strategy to members and obtain 'buy in' to the suggested way of delivering Extra Care housing for older people in the county.
- 1.9 The Board are invited to comment on the draft commissioning strategy and I will forward your observations to colleagues at DCC Adult and Community Services. I feel this is a form of housing that we have been slow to provide in Devon and that we will see increasing demand for with an aging population. It necessarily needs to be provided in partnership because it crosses the housing, support, care division of services, and is complex to finance. There are successful models of provision across the country where partnership working has delivered modern Extra Care housing for older people.

Legal Implications

There are no legal implications within the report.

Financial Implications

There are no financial implications arising from the recommendation.

Consultation on Reports to the Executive

The strategy has been circulated to all local housing authorities for comment.

Background Papers

- EDDC Housing Strategy 2008-2011
- Counsel and Care guide, April 2009.
- Housing Learning and Improvement Network, Factsheet no.11 an introduction to Extra Care Housing and Intermediate Care, 2005.

John Golding
Head of Housing and Social Inclusion.

Housing Review Board
25 June 2009.

