

**Manchester City Council  
Report for Information**

**Report to:** Health Scrutiny Committee – 22 June 2022

**Subject:** Extra Care Growth and Developments in Manchester

**Report of:** Executive Director of Adult Social Services

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**Summary**

This slide presentation will inform Elected Members of the developments across Extra Care Housing during the past 7 years, culminating in significant growth in provision by working in partnership with Manchester Housing Providers.

Extra Care is purpose-built accommodation with care for people over 55 years of age and is a key enabler for adult social care in increasing suitable housing options for older people to remain in their chosen community, which, through this provision, avoids the need for people with care and support needs to rely on institutionalised care settings such as residential and nursing care.

**Recommendations**

The Committee is recommended to note the report and the presentation on Extra Care Housing Growth.

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**Wards Affected:** All

<b>Environmental Impact Assessment</b> - the impact of the issues addressed in this report on achieving the zero-carbon target for the city
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New build extra care housing is required to be built to high environmental standards and actively contribute to the zero-carbon target for the city.
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<b>Equality, Diversity and Inclusion</b> - the impact of the issues addressed in this report in meeting our Public Sector Equality Duty and broader equality commitments
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The significant increase in growth of Extra Care Housing, together with the introduction of Neighbourhood Apartments and the Housing Options for Older People roles significantly improve the health and wellbeing of older people in the city.
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<b>Manchester Strategy outcomes</b>	<b>Summary of how this report aligns to the OMS/Contribution to the Strategy</b>
A thriving and sustainable city: supporting a diverse and distinctive economy that creates jobs and opportunities	Extra Care Housing creates new jobs for local people in the housing and care sectors. The care specification for homecare/extra care providers specifically mandates high level social value benefits which are actively monitored by care commissioners
A highly skilled city: world class and home grown talent sustaining the city's economic success	
A progressive and equitable city: making a positive contribution by unlocking the potential of our communities	The growth of Extra Care Housing is a positive enabler of freeing up family-sized housing, particularly for homeless families. Older people moving into Extra Care report increased wellbeing and independence
A liveable and low carbon city: a destination of choice to live, visit, work	All recent newbuild Extra Care schemes are built to a low carbon specification, not only helping support the City Council's zero carbon targets but also benefiting older residents who feel the impact by lower energy costs.
A connected city: world class infrastructure and connectivity to drive growth	

Full details are in the body of the report, along with any implications for:

- Equal Opportunities Policy
- Risk Management
- Legal Considerations

### **Financial Consequences – Revenue**

The revenue costs for meeting the onsite care contracts within Extra Care scheme are fully funded from Adult Social Care budgets. The growth in provision and less reliance on institutionalised care settings has allowed new provision to grow, informed by a previous Cost-Benefit Analysis.

### **Financial Consequences – Capital**

There are no current capital consequences. Current and recent growth has been enabled by Housing and Residential Growth, through their capital and land programmes.

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**Background documents (available for public inspection):** None

## **1.0 Introduction**

- 1.1 The Executive Director of Adult Social Services seeks to report to Scrutiny on the successful growth of Extra Care Housing in the city, enabled through positive partnership working with Strategic Housing and Manchester Housing Providers.
- 1.2 A presentation will be made available to Scrutiny Members to demonstrate developments in growth and key enablers.
- 1.3 At the end of the presentation, a short video tour of Dahlia Gardens Extra Care scheme will be shown, courtesy of Southway Housing so that Members can see the quality of accommodation and range of facilities for residents.

## **2.0 Background**

- 2.1 Extra Care is a positive housing with care solution for many older people. The Housing for an Age-Friendly Manchester Strategy 2014-2020 set out the vision to increase extra care housing by trebling provision.
- 2.2 The strategy included the aspiration to develop a 'Housing MOT' for older people and this has been achieved through the introduction of 4 Housing Options for Older People (HOOP) roles, funded in the main by the Registered Housing Providers in the city. In a world of choice, it is accepted that Extra Care Housing is not for all older people so the HOOP roles provide independent advice on whether 'staying put' options would be more suitable.
- 2.3 When the Strategy was produced, there was little understanding of 'right-sizing' benefits; this is where an older person makes an active choice to leave a larger-family home and move to a smaller accommodation. The new provision of high quality, warm, safe and stimulating environment of Extra Care acts as a key conduit of encouraging more older people to right-size in later life. As a result, rightsizing initiatives now, enabled by the HOOP officer roles, release vital family-sized accommodation which benefits another in need group, homeless families.
- 2.4 This growth exemplifies strong partnership working between Adult Social Care Commissioners, Strategic Housing and the Registered Housing Providers in the city with the aim of improving housing with care options for older people in the city.

## **3.0 Benefits and Outcomes of Extra Care Housing – key facts and figures**

- 3.1 Within the presentation, slides 16 and 17 set out a range of useful data to evidence that Extra Care provision (and recent growth) is delivering tangible outcomes for Manchester's older people who choose to live in Extra Care Housing:

- Of the 251 people who have experienced a short stay in a Neighbourhood Apartment, approximately one-third of citizens choose to move permanently into Extra Care
- With regard to rightsizing initiatives and support through the HOOP Officer role, 82 older people have been supported to move into Extra Care Housing, resulting in a £375k reduction in spend on temporary homelessness accommodation
- The quality of care delivered in Extra Care (mirroring Our Manchester Homecare delivery) is safe, effective, caring, responsive and well-led, as rated by the Care Quality Commission

3.2 In addition, the benefits and impact on older people who move/live in Extra Care has a profound effect on the health and wellbeing on citizens with a wealth of documented research evidencing the benefits – with one research report illustrated below:

#### Personal Health

- 75% increase in level of exercise
- Increase in walking speeds
- Reduction in risk of falls for the first two years
- Delay frailty for 3 years

#### Psychological Wellbeing

- Low levels of depression
- Improvements in Memory and Cognitive skills

#### Social Wellbeing

- 86% of residents 'never' or 'hardly-ever' lonely

#### Healthcare Costs

- More effective use of GPs
- 3 days less in Hospital per year
- Savings to the NHS around £1,994 per person, on average, for 5 years

Source:

<https://www.housinglin.org.uk/assets/Resources/Housing/OtherOrganisation/ECCT-integrated-homes-full-report-2019.pdf>

## 4.0 Recommendations

4.1 Members are requested to make note of the presentation on Extra Care Housing Growth.