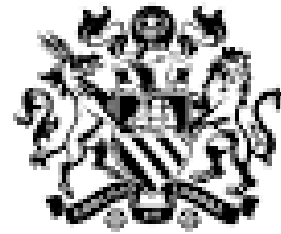


Extra Care Housing Growth

A picture of progress from
Adult Social Care and
Strategic Housing



MANCHESTER
CITY COUNCIL

Background – laying the foundations to growth (2014-2020)

Our **Housing for an Age-Friendly Manchester** Strategy in 2014 set out the Strategic Ambition to undertake:

- A **Housing Needs Analysis** – which told us we needed to treble provision of extra care
- Mapping of the **future demographic trends** for older people living in the city
- The development of a **‘Housing MOT’** for older people to consider their housing and care options for the future
- This resulted in the **identification of key MCC landsites** in areas where there were high numbers of older people. These sites were protected (Council’s Executive, 2015) and used to work with Manchester Housing Providers to develop new schemes



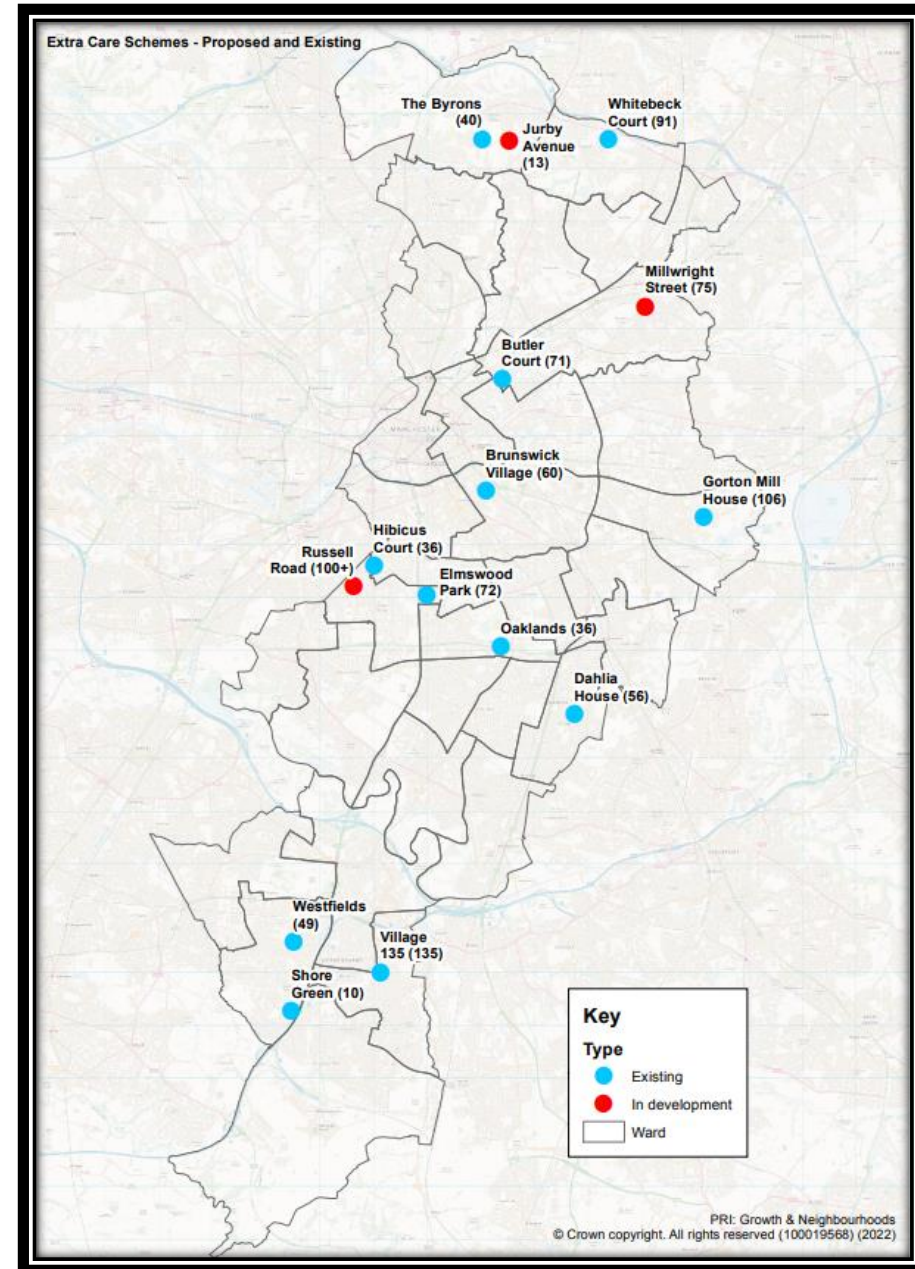
Our Shared Vision

- Manchester's ambitious extra care housing development programme will deliver almost **1,000 affordable apartments** in 15 schemes across the city, including **three specialist dementia** developments, by 2025.
- People in extra care housing report high levels of satisfaction and an improved feeling of wellbeing from knowing help is at hand 24/7.

Extra care housing offers:

- Affordable, high quality independent living where people still have their own front door
- On site, flexible care and support if needed
- Shared facilities offering opportunities for activities and socialising
- Energy efficient, secure and easy to manage modern apartments
- Improved housing choice for Manchester residents over 55

Map of existing and new schemes





Growth underpinned by Registered Housing Providers' local knowledge and delivery

- The Manchester Housing Providers Partnership (MHPP) work very closely with Commissioners in Housing and Residential Growth and Social Care Commissioners.
- Manchester Housing Providers are well placed to deliver place-based, neighbourhood-focused strategies that not only provide housing, but support the wider communities they serve. This local knowledge is pivotal to understanding the needs of older people, through either 'staying put' options or rehousing into Extra Care housing.

Views from two MHPP Chief Executives on Extra Care Housing

“Working with Commissioners (both housing and social care) is crucial to the development of supported housing. The focus on housing, health and care is important to collectively deliver improved outcomes for the people we support – with an emphasis on prevention. It’s so important that everyone has a safe, decent and affordable home and place to live, to flourish and to age well”

Charlie Norman, Chief Executive, Mosscafe St. Vincents Housing

"Providing good quality affordable homes for older people to 'right size' from family homes into, that support independence in later life and provide excellent facilities, in places where people want to live, can be challenging. Moreover, there is an ever-increasing need. Strong partnership work with Manchester City Council has enabled schemes to be built with the council providing the land at Gorton Mill House and providing financial support at Dahlia House. The result is wonderful communities and environments tailored for older people to live well in that local people can also use"

Karen Mitchell, Chief Executive, Southway Housing

Opportunities for 'rightsizing' in the city

Extra Care Housing is a positive enabler of freeing up family sized social housing in the city, where older tenants are living in family-sized accommodation. There is a dedicated HOOP Officer focused on rightsizing opportunities who works closely with Homelessness to enable homeless families to access timely, appropriate accommodation options in the city. This specialist HOOP Officer also attends Allocations Panel meetings and advocates on behalf of older people interested in rightsizing



What some residents in Extra Care say...

“In my old flat I was like a prisoner, confined to my bedroom. Moving to extra care has opened up my world again”

“It is lovely living here. I like being out in the garden”

“I feel like my life has completely changed; I've got my life back moving to extra care. I'm living my best life now and I love it”


A complementary strategy: Neighbourhood Apartments

Offering short term (6-8 weeks) free accommodation for older people mostly leaving hospital, Neighbourhood Apartments are a lifeline for people with care and support needs who need that extra little help with their housing and care choices. There are currently 25 apartments across the city (soon to be 30 July 22) spread across Extra Care and Sheltered Housing. A short stay here often results in older people choosing to live in their scheme permanently.

“The flat enabled me to become more independent and recover in good surroundings”

“I found it very spacious, warm and homely. I’ve started baking and cooking again”





Housing Options for Older People (HOOP)

HOOP officers are employed by:

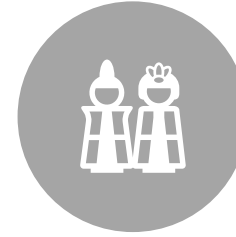
- Northwards Housing
- Mosscaire St. Vincents
- Southway Housing

They play a significant part in helping older people make decisions about their housing, rehousing and care/support needs. Referrals are mostly from Adult Social Care professionals. They link in closely with the Neighbourhood Apartment Service and attend Extra Care Allocations Panels.

Recent newbuild growth of Extra Care



ELMSWOOD PARK,
WHALLEY RANGE
(MSV)



BRUNSWICK VILLAGE,
ARDWICK
(S4B/ONWARD)



GORTON MILL HOUSE,
GORTON (SOUTHWAY
HOUSING)



DAHLIA HOUSE,
BURNAGE (SOUTHWAY
HOUSING)



OAKLANDS HOUSE,
FALLOWFIELD
(ONWARDS)

Care Commissioning in Extra Care Housing

Adult Social Care is responsible for the onsite care commissioning within all Extra Care schemes

Providers are drawn from the homecare arrangements, with the identified neighbourhood provider also responsible for the Extra Care schemes within their 'patch'

All care providers are expected to be CQC rated 'Good' as a minimum

There are a minimum of 2 professional carers on site at any time 24/7

The aim is to create a balanced community within each scheme, a mix of high care needs, medium needs and residents with no care needs

Professional carers support residents with care needs to access social activities taking part in the scheme with an emphasis on wellbeing

Specialist Extra Care Housing

Whilst extra care is for all older people, there is often a need to tailor provision for different groups. Adult Social Care has commissioned 3 Extra Care schemes to focus exclusively on ‘**cognitive impairment and Dementia**’ in recognition of the increased needs of citizens. Of these, the central and south schemes are operational, and the north scheme is in the pipeline. This helps older people with Dementia remain as part of their community as much as possible.

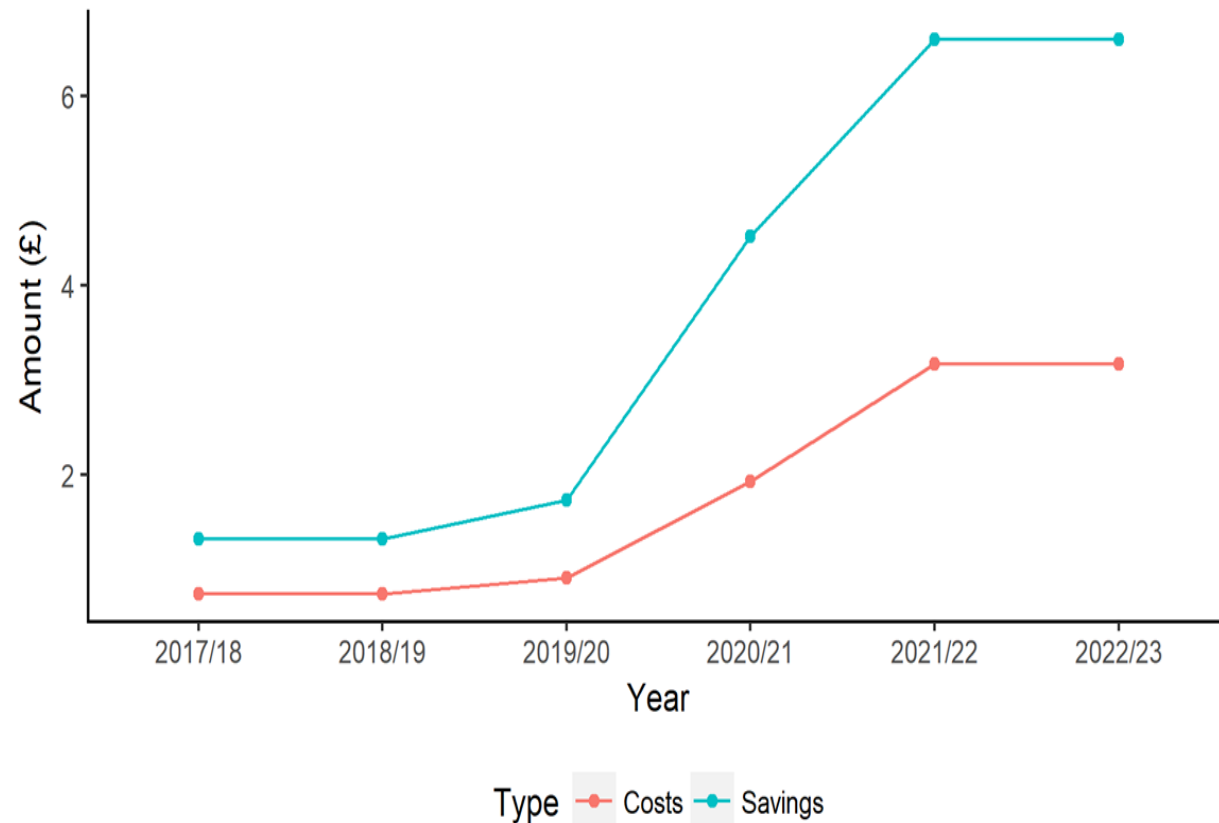
In addition, a new **LGBT+ Extra Care scheme** has been agreed in Whalley Range. This will be a co-produced approach with the LGBT Foundation as equal partners, working with the City Council and the housing provider on delivery – expected 2024/25



LGBT
foundation

Better Outcomes, Better Lives...and Savings!

Extra Care - Costs and Savings by Year



Model Assumptions:

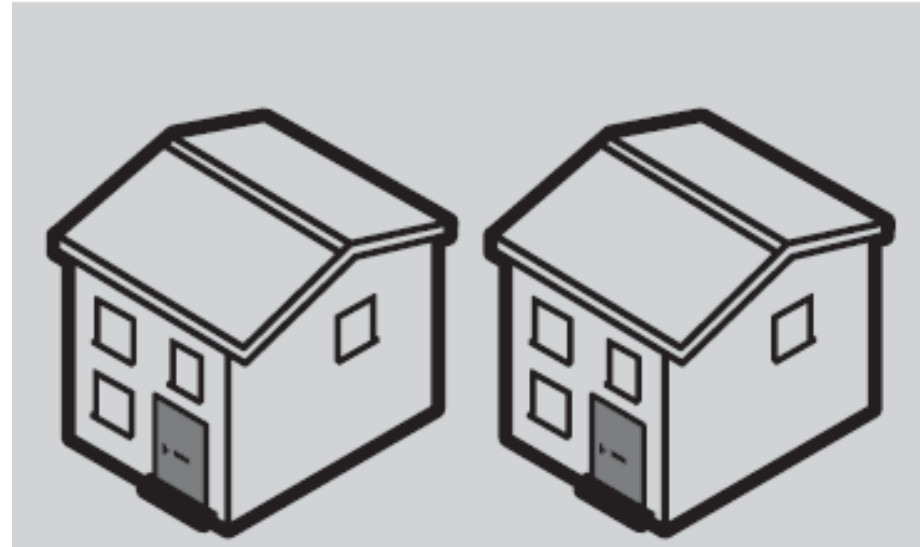
- Schemes will be built on time and planned no. of units available
- Social Care staff make referrals
- Residential care usage is delayed or avoided
- Cost of extra care is cheaper than residential care and outcomes better
- Savings can be replicated to continue funding Care Contracts

How to access Extra Care Housing

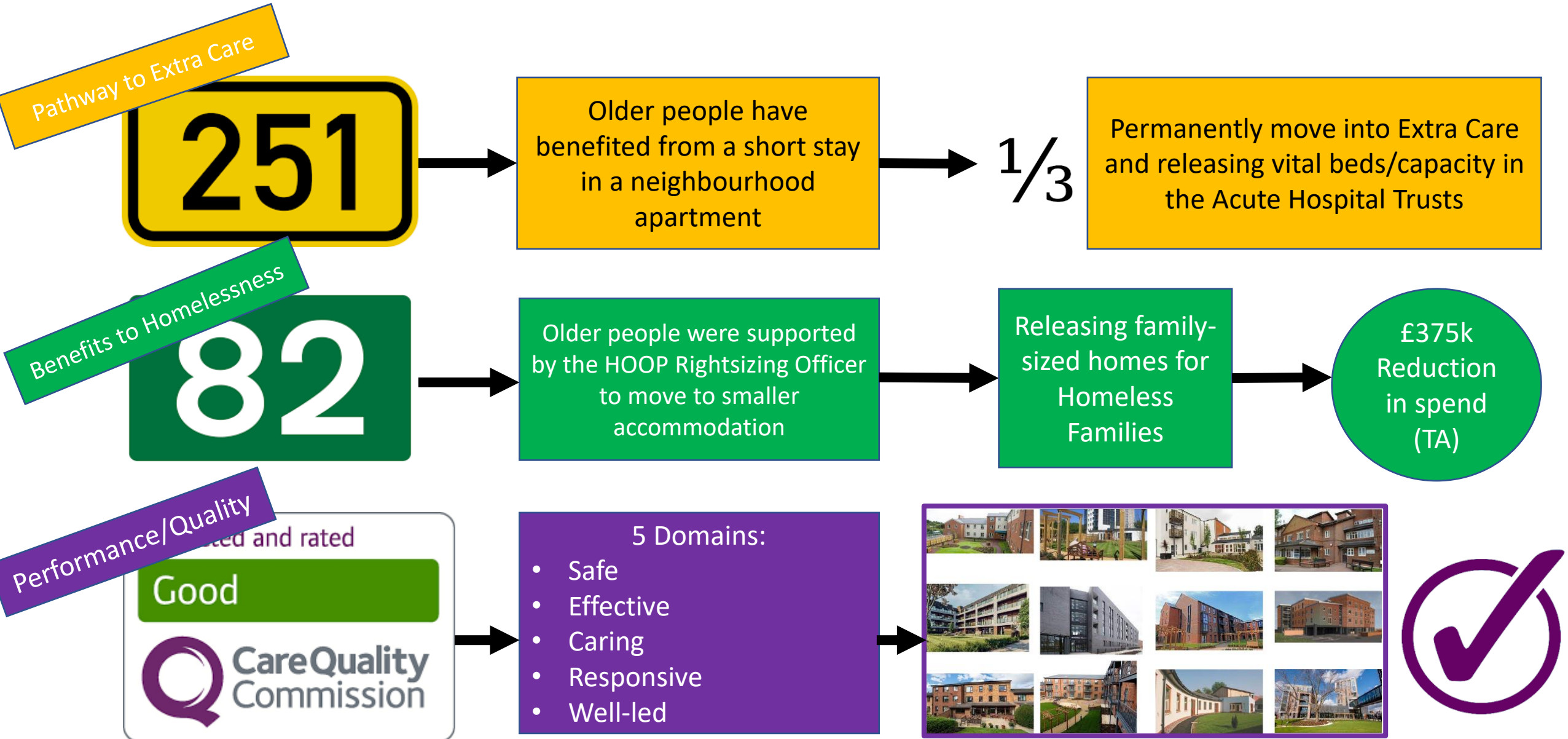
https://www.manchester.gov.uk/info/200091/older_people/8107/extra_care_housing




Extra Care Housing in Manchester Application




Performance and Impact – at a glance





Citizen outcomes following a move to Extra Care Housing



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





Partner Logos



Video Tour –
Dahlia
House,
Burnage

<https://www.youtube.com/watch?v=800wdUQaTZA>

Courtesy of

