

## Manchester City Council Report for Information

**Report to:** Health Scrutiny Committee – 8 November 2023

**Subject:** Update on Extra Care Housing Developments

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

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### Summary

Members are requested to note the latest developments around Extra Care Housing (ECH) including the:

- Completion of the housing needs analysis providing an indicative increase in the number of additional units/schemes required by 2043.
- Recent survey by Healthwatch with people currently in ECH.
- Recently published HLIN case study on Neighbourhood Apartments.
- Attendance by Mosscafe St. Vincents Chief Executive on their perspectives of ECH and future growth of provision, as well two current residents, to describe what living in ECH is like for them.

### Recommendations

The Committee is recommended to consider and comment on the update on Extra Care Housing.

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### Wards Affected: All

**Environmental Impact Assessment** - the impact of the issues addressed in this report on achieving the zero-carbon target for the city

New build extra care housing is developed to the latest energy efficiency standards, contributing significantly the zero-carbon target for the city.

**Equality, Diversity and Inclusion** - the impact of the issues addressed in this report in meeting our Public Sector Equality Duty and broader equality commitments

The provision of high quality, affordable extra care housing across the city promotes equality of access to the specialist housing provision. For those older people with care and support needs, offers of extra care are determined through an Allocations Panel, to ensure that those most in need are prioritised. For applicants without care and support needs, the Registered Housing Provider maintains a waiting list, operating strictly in date order to ensure open and fair processes are in place. A further new build is in the pipeline for a LGBTQ+ majority scheme (51% of residents) to further widen access to extra care for some communities where there is a perceived barrier.

<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	The provision of Extra Care Housing creates employment, not only in the development sector, but also in housing, onsite staff as well as local carers
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	Older people play a vital part in our diverse local communities. Extra Care Housing has the unique position of bringing together older residents alongside the local older community to address social isolation, which promotes wellbeing
A liveable and low carbon city: a destination of choice to live, visit, work	Extra Care Housing – particularly more recent new build – is built to high energy efficiency standards.
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**

There are no financial consequences for the Revenue Budget. The care within Extra Care Housing forms part of the Homecare Contract and mainstream funding is in place.

### **Financial Consequences – Capital**

There are no financial consequences, at this stage, for the Capital Budget. In determining future new-build provision of Extra Care Housing, there may be implications for the Council's capital budget as land sites/disposal are considered, however, no further new build, apart from those already agreed, is currently underway.

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**Background documents (available for public inspection):**

The following documents disclose important facts on which the report is based and have been relied upon in preparing the report. Copies of the background documents are available up to 4 years after the date of the meeting. If you would like a copy, please contact one of the contact officers above.

Report to Health Scrutiny 22 June 2022: [Governance Report \(manchester.gov.uk\)](#)

## 1.0 Introduction

- 1.1 An update on the significant growth of Extra Care Housing was previously presented to Health Scrutiny in June 2022. At that meeting, Members of Health Scrutiny noted the positive impact that Extra Care Housing had on both residents and families and the alignment to the Manchester Housing Strategy in terms of growth of further provision. Members endorsed the commissioning of a further Housing Needs Analysis to forecast future needs for Extra Care in the city and this report includes the outcomes from that commission.
- 1.2 Extra Care Housing (ECH) is a positive housing with care solution for many older people living in Manchester. The benefits of living in Extra Care Housing are well documented as there is often a decrease in the number of care hours needed after moving into ECH as people's health and independence improves, there is a significant reduction in social isolation and, overall, people's wellbeing is enhanced – a key feature of the Care Act 2014 and a core principle of adult social care's statutory responsibilities.
- 1.3 By way of a recap, there are now 12 schemes in the city, spread geographically in areas of Manchester which align to higher population levels of older people, offering 762 units of accommodation.
- 1.4 A further two schemes are in the commissioning 'pipeline' of provision:
  - **Russell Road** – Whalley Range: a LGBTQ+ majority Extra Care Scheme, partnership with Great Places and Mosscafe St. Vincents.
  - **Jurby Avenue** – Blackley: a small Dementia specialist Extra Care scheme, partnership with Irwell Valley Housing Association.
- 1.5 This report will set out an update on the following areas, since the last update to Scrutiny:
  - An overview of the commissioned Housing Needs Analysis for Older People; this was briefly discussed at the last Scrutiny meeting and Members of the Committee were supportive of repeating this needs analysis to inform whether any further growth of ECH would be anticipated.
  - Healthwatch survey of Extra Care Residents – 2023.
  - The Enabling Independence Accommodation Strategy (EIAS) and how this will impact on the further growth of ECH in the city.
  - Hearing from a Chief Executive Housing Provider on the importance of the ECH Strategy and working collaboratively with both Strategic Housing and Adult Social Care.
  - Hearing from two residents who live in Extra Care Housing and their experiences.

## 2.0 The Housing Needs Analysis – Older People

- 2.1 Adult Social Care Heads of Commissioning asked the Housing Learning and Improvement Network (HLIN) to carry out a 3-way Housing Needs Analysis

(HNA) in respect of three cohorts: Mental Health, Learning Disability and Autism, and Older People, with a specific reference to Extra Care Housing. HLIN conducted the last HNA for Older People/Extra Care Housing in 2014, which led to the successful, informed growth of ECH we can see in the city today. The HLIN is a nationally recognised body concerned with supported housing, and specifically, older people’s housing and innovation. The refreshed HNA was concluded in June 2023.

### Findings of the HNA

2.2 The purpose of the HNA is to forward project the future need for ECH to 2043. It draws on a range of evidence including:

- Demographic context
- Health and Social Care context
- Current provision of ECH in the city
- Socio-economic context
- Local strategic evidence and local commissioner perspectives and intelligence

### Demographic information (note references are listed in full in Appendix 1)

2.3 The population data is based on Manchester City Council’s in-house population estimates (*ref1*), Office of National Statistics (ONS) 2021 Census data (*ref2*), and ONS 2018-based projections (*ref3*).

**Table 1 – 65+, 70+ and 75+ population for Manchester to 2043**

Age cohort	2023	2028	2033	2038	2043
65+	53,694	57,894	63,190	67,219	71,505
70+	37,158	38,620	40,372	42,462	44,926
75+	23,101	24,040	25,017	26,034	27,092

Source: Manchester City Council

2.4 Table 1 shows that the 65+, 70+ and 75+ population cohorts are projected to increase by c.33%, c.21% and c.17%, respectively by 2043.

### Health and Social Care

2.5 There is evidence of significant health inequalities amongst Manchester’s population compared with regional and national indicators; for Manchester average life expectancy at birth is 77.7 years (*ref4*), which is slightly lower than the North West average life expectancy of 79.8 years, and below the average life expectancy for England of 81.3 years (*ref5*).

2.6 The demand for extra care housing is also in part influenced by the local prevalence of dementia amongst the older population, as well as by other health and care needs. Table 2 shows the prevalence of dementia in Manchester.

**Table 2. Number of people 65+ with dementia and dementia prevalence as a percentage of the total 65+ population**

Area	Number of people 65+ with dementia	Percentage of people 65+ with dementia out of total 65+ population	Annual estimated % growth in people 65+ with dementia	Projected number of people 65+ with dementia by 2043
Manchester (2022)	2,616	4.87%	2.68% p.a.	4,560
Greater Manchester (2020)	19,493	4.11%	2.68% p.a.	35,829
England (2020)	429,052	3.97%	6.53% p.a.	1,838,079

Source: NHS Digital, Recorded Dementia Diagnoses publications (ref6)

- 2.7 Note that the figures for projected number of people 65+ with dementia in 2043 is based on projected growth rates from Wittenberg et al (2019) (ref7).
- 2.8 The current prevalence of dementia among the 65+ population (4.87%) in Manchester is higher than both the Greater Manchester average (4.11%) and the English average prevalence (3.97%). This evidence provides justification for the City Council’s approach to commissioning extra care housing that can support people living with dementia.
- 2.9 In relation to older people receiving a care package from Manchester City Council, 6,032 care packages were being accessed by the older person cohort in July 2022, compared with 5,915 in 2018, a 2% increase. In 2022, c.28% of these care packages were for residential/nursing care, c.23% for homecare and only 2% for supported accommodation. This suggests that there is scope to offer extra care housing both to older people who might otherwise be on a ‘pathway’ to residential care or are receiving a homecare package in their existing home.

Extra Care Housing in the city

- 2.10 Current provision of ECH can be in Table 3:

**Table 3 - current provision of ECH**

Scheme name	Address	No. of units	Tenure mix
Whitebeck Court - North	Moorway Drive, Blackley, M9 7HR	91	100% rental
Butler Court – North	Gunson Street, Miles Platting M40 7WU	71	100% rental
The Byrons – North	Bank House Road, Blackley, M9 8LY	40	100% rental
Hibiscus Court - Central	16 Sedgeborough Road, M16 7HU	36	100% rental
Shore Green - South	67 Kennett Road, Wythenshawe M23 2XG	10	100% rental

Westfields – South	212 Hall Lane, Wythenshawe, M23 1LP	49	100% rental
Village 135 – South	3 Hollyhedge Court, Wythenshawe M22 4ZP	135	80 rental units, 25 shared ownership, 30 sales
Oaklands – Central	8 Wilbraham Road, Fallowfield, M14 6JW	36	100% rental
Brunswick Village - Central	50 Brunswick Street, M13 9PE	60	100% rental
Gorton Mill House – Central	420 Abbey Hey Lane, M18 8DU	106	100% rental
Elmswood Park - Central	Bowes Street, Moss Side, M14 4UZ	72	100% rental
Dahlia House	Dahlia House, Burnage Lane, M19 1FL	56	100% rental
<b>Total existing units</b>		<b>762</b>	

#### Benchmarking ECH provision in England

2.11 The HLIN are able, through the HNA process, to benchmark the current provision of ECH and compared to Manchester’s Chartered Institute of Public Finance Authorities (CIPFA), as can be seen below:

**Table 4. Extra care housing in Manchester and its comparator local authorities. Number of units and prevalence**

Local Authority	Extra care housing (units)			
	Sale / shared ownership	Rent*	Total	Prev. Rate per 1000
<b>Manchester</b>	<b>55</b>	<b>707</b>	<b>762</b>	<b>21</b>
Birmingham	430	1542	1,972	18
Brighton and Hove	6	159	165	6
Bristol	321	553	874	20
<b>Coventry</b>	<b>262</b>	<b>608</b>	<b>870</b>	<b>23</b>
Derby	82	281	363	11
Kingston upon Hull	0	357	357	12
Leeds	236	215	451	5
Leicester	0	175	175	6
Liverpool	33	166	199	4
Newcastle upon Tyne	53	297	350	11
Nottingham	0	486	486	18
Salford	0	311	311	12
Sandwell	0	580	580	16
Sheffield	93	479	572	8
Southampton	0	249	249	10
<b>CIPFA Comparator average</b>	<b>137</b>	<b>448</b>	<b>585</b>	<b>13</b>
<b>England</b>	<b>13,629</b>	<b>46,176</b>	<b>59,805</b>	<b>12</b>

Source: MCC/Elderly Accommodation Counsel N.B. Prev. denotes prevalence rate – the number of units per 1,000 population aged 70+

\*Affordable and social rent

2.12 With respect to extra care housing with care, Manchester’s prevalence is above the comparator average, and it is higher than the English average prevalence. This is likely to reflect under provision of extra care housing in comparator local authorities and reflects the more proactive approach taken by Manchester City Council to address the need for extra care housing amongst older residents, compared to some of its comparator local authorities.

2.13 Home ownership amongst 65+ households in Manchester is c.65% (ref8), which is significantly below the equivalent English home ownership rate of 80%. The table below shows the tenure distribution in Manchester amongst 65+ households. However, evidence from the City Council in relation to current extra care provision is that the majority of current and future provision needs to be for affordable rent as the majority of older people, including homeowners, are unlikely to be able to afford extra care housing for market sale or shared ownership.

GM Ranking of Deprivation

2.14 As part of the Housing Needs Analysis, the Income Deprivation Affecting Older People Index (IDAOPI) score is a measurement of people aged 60+ living in relative poverty; a higher score for a local authority implies a higher level of relative poverty.

**Table 5 – IDAOPI score for Manchester and Greater Manchester local authorities, ordered from least deprived to most deprived (ref9)**

Ranking (among GM comparator authorities)	Local authority	IDAOPI score (%)
<b>Least Deprived</b>		
1	Stockport	12.9%
2	Trafford	13.0%
3	Bury	14.5%
4	Wigan	16.0%
5	Tameside	17.7%
6	Oldham	18.7%
7	Bolton	19.1%
8	Rochdale	20.3%
9	Salford	21.8%
<b>10</b>	<b>Manchester</b>	<b>33.6%</b>
<b>Most deprived</b>		

2.15 In comparison to the English average deprivation (IDAOPI) amongst older people, Manchester is significantly more deprived compared with the English average level of deprivation of 14.2%.



## Estimating the needs for growth of Extra Care Housing

2.16 Growth of Extra Care Housing is therefore calculated on the following key principles and needs:

- Projected growth in the 65+, 70+ and 75+ population over the period to 2043
- Increasing prevalence of dementia related needs and other health/care needs amongst the older population
- Evidence of need for extra care housing from the City Council, for example in relation to waiting lists for existing extra care schemes
- The relatively higher use of residential/nursing care (28%) compared to the use of extra care housing (2%) amongst older people in receipt of a care package from the City Council (2022)
- Council policy intent to offer extra care housing as an option for older people with care needs, including in place of residential care - the Council's Market Position Statement states that the Council intends to *"Expand the provision of extra care housing through new developments and a review of existing provision"*
- Research conducted by the Housing LIN over the last 5 years with older people including in Greater Manchester, which indicates an interest in moving to housing better suited to older people.

2.17 The table below shows the anticipated likely need (prevalence rate) and the associated estimated need (units/bedspaces) for extra care housing:

- 2023 current provision. The number of units for that type of housing/accommodation, using data from the Manchester City Council.
- 2023 prevalence rate. The prevalence rate, i.e., the number of housing units/beds per 1,000 older people, based on population data from Manchester City Council.
- 2043 anticipated need (prevalence rate). An estimate of the likely need (prevalence rate) based on the considerations and assumptions that are set out above.
- 2043 estimated gross need. An estimate of the total number of units of extra care housing that will be required, based on estimated need (prevalence rate) for 2043 and the projected 70+ population for 2043.
- 2043 estimated net need. A calculation of the additional number of units that are estimated to be required by 2043, in order to meet the estimated need for extra care housing. This is the 2043 estimated need minus the 2023 current provision.

**Table 6. Current provision and estimated need for extra care housing, to 2043 in Manchester**

Housing/accommodation type	2023 current provision	2023 prevalence rate	2043 anticipated prevalence rate	2043 estimated gross need	2043 net need
Extra care housing (dwellings)	762	21	45	2,022	1,260

NB. Figures may not sum due to rounding.

- 2.18 The estimated gross need for extra care housing is shown for 2028, 2033, 2038 and 2043 in table 6 above is 2,022 units of accommodation, with the estimated net need calculated at 1,260 units, which shows the estimated need **additional** to the current supply.

**Table 7. Estimated net need (i.e., net of current supply) for extra care housing to 2043 in Manchester by tenure**

Housing / accommodation type	Estimated net need by 2028	Estimated net need by 2033	Estimated net need by 2038	Estimated net need by 2043
Extra care housing (dwellings):	266	560	889	1,260
<i>For social / affordable rent</i>	213	448	711	1,008
<i>For sale / shared ownership</i>	53	112	178	252

NB. Figures may not sum due to rounding.

- 2.19 Housing LIN were also requested to estimate the additional need by neighbourhood areas:

**Table 8. Estimated net need for extra care housing to 2043 by neighbourhood service areas (units)**

Neighbourhood area	Estimated net need by 2028	Estimated net need by 2033	Estimated net need by 2038	Estimated net need by 2043
<b>North neighbourhood</b>	<b>83</b>	<b>164</b>	<b>251</b>	<b>343</b>
<i>For social / affordable rent</i>	67	131	200	275
<i>For sale / shared ownership</i>	17	33	50	69
<b>Central neighbourhood</b>	<b>50</b>	<b>108</b>	<b>178</b>	<b>257</b>
<i>For social / affordable rent</i>	40	86	142	205
<i>For sale / shared ownership</i>	10	22	36	51
<b>South neighbourhood</b>	<b>133</b>	<b>288</b>	<b>464</b>	<b>679</b>
<i>For social / affordable rent</i>	107	231	371	544
<i>For sale / shared ownership</i>	27	58	93	136

- 2.20 In summary, the estimated net need requirements for additional extra care housing in Manchester by 2043, are shown below:

**Table 9. Extra care housing, net estimated need to 2043, in Manchester**

Housing type and use class	Estimated number of homes/bedspaces needed by 2043
Extra care housing	c.1,260 dwellings: <ul style="list-style-type: none"> <li>• c.1,010 for social/affordable rent</li> <li>• c.250 for sale /shared ownership</li> </ul>

- 2.21 The estimated extra care housing net need to 2043 is c.1,260 homes of which c.1,010 homes are estimated to be required for social / affordable rent and c.250 homes are estimated to be required for shared ownership/sale. This will meet the housing and care needs of older people who are self-funders as well as older people who need rented accommodation and are eligible for social care funded by the Council.

### **3.0 Commissioners response to the Housing Needs Analysis**

- 3.1 This report from the HLIN is welcomed and to repeat the HNA from 2014 to 2023 as a guide to inform future growth of ECH is invaluable. Adult Social Care has benefited enormously from the partnership between Strategic Housing/Residential Growth and Registered Housing Providers to expand this provision of housing over the past 9 years.

- 3.2 There is a clear need to continue to develop more schemes in line with the above projections over the next twenty years. However, land sites will inevitably prove more challenging in the next two decades as the city's growth exploits all available land opportunities. The Enabling Independence Accommodation Strategy, led by Strategic Housing/Residential Growth, in partnership with all commissioners (homelessness, children's as well as adult social care) will work together to develop a strategic plan for increasing a range of supported accommodation, which will include ECH.

### **4.0 Update on the Enabling Independence Accommodation Strategy and the newbuild ECH pipeline**

- 4.1 The Enabling Independence Accommodation (EIA) Strategy, approved by Executive in November 2022, looks to improve housing options to meet people's needs and better enable their independence. The delivery of this multi-service strategy developed in partnership with Manchester Housing Provider Partners Providers (MHPP), requires the collaboration of key commissioning services, supported housing providers and other key MCC services including Strategic Housing, Planning, Revenues and Benefits and Development (if MCC sites are used). Extra Care housing in Manchester plays a critical role in providing a housing option that meets older peoples care and support needs and enables their independence. Our successful delivery of new extra care schemes over recent years was based upon a

Housing needs assessment undertaken by the Housing LIN in 2014, which brought forward sites and capital to support the programme. As reported as part of the Enabling Independence accommodation strategy, our Extra care HNA has now been updated and in addition other key supported services – Learning Disability & Autism and Mental Health have followed the example and commissioned HNAs from the Housing LIN.

- 4.2 The commissioned HNAs for Extra care, Learning Disability & Autism, and Mental Health, plus internal HNAs for homelessness and Care leavers identifies and forecasts significant need and demand that requires a city-wide delivery programme of all types of supported housing. This will require the identification of sites and potentially capital. The EIAS Board has recently established a Supported Housing Development Group to develop and oversee a supported housing development programme and Strategic Housing Officers are working with commissioners to set out requirements to enable business and financial modelling.
- 4.3 The Extra care HNA identifies schemes required in addition to the 2 pipeline schemes, Jurby and Russell Road identified in para 1.4 and a further 75 apartment scheme planned for the north of the city, for which an identified site is now in question due to a wider regeneration programme. Forecasted numbers show that a further 1,260 Extra care apartments are required over the next 20 years, using an average size of 80 apartments this equates to 15 to 16 schemes, which will require the identification of the same number of sites. Our experience shows that although long term savings are made by offering extra care as an alternative to residential care schemes, upfront development costs are high, and financial models often only stack up with the inclusion of an MCC site, transferred to the developing Registered Provider at less than best value. Suitable MCC sites will need to be considered therefore, and if required an acquisition of sites. In addition, a recently embarked upon Sheltered housing Review will look at opportunities for re-provision on sites where existing schemes such as sheltered housing, may no longer be fit for purpose. As Extra Care helps with NHS savings, sites owned by Health authorities will also be sought and any sites brought forward by Registered Provider partners.

## **5.0 Living in Extra Care Housing – a recent survey by Healthwatch**

- 5.1 The Head of Commissioning for Extra Care is also responsible for the Healthwatch Manchester (HWM) Contract. For several years, commissioners and HWM have collaborated on areas of independent scrutiny where Healthwatch's objective neutrality could add value. In previous years, they have conducted surveys of people's experience of adult social care in both social work assessments, discharge from hospital and mental health supported accommodation.
- 5.2 Given the focus on Extra Care growth, it is important to ensure that current provision is meeting residents' needs and it flourishes as a housing option for older people, particularly for those citizens who have social care needs, with a focus on maximising people's independence.

- 5.3 The full report can be obtained from the HWM website. A summary version of the findings is contained below:

#### **Key Findings of the HWM Survey**

The surveys took place in 6 ECH schemes across the city to ensure a good geographical spread:

- Whitebeck Court (long-established scheme - MCC)
- Gorton Mill House (new provision – Southway Housing)
- Brunswick Village (new provision – MCC)
- Westfields (long-established scheme - Anchor)
- Elmswood Park (new provision – Mosscafe St. Vincents)
- Shore Green (long-established provision – Irwell Valley HA)

1. The majority of respondents reported that the Extra Care service they received was of good quality. This was also evidenced by the overall score for question 17 which was 8/10.
2. There were no significant complaints or concerns regarding the Extra Care service.
3. However, some respondents told HWM that they were not in receipt of in-house dental treatment and/or found difficulty accessing dental care in their locality. (note by commissioners that this is not a service commissioned)
4. The location of the service determined how integrated and active respondents were with their local communities.
5. The majority of residents reported an improvement in their health and wellbeing since entering the Extra Care service.
6. A significant number of respondents reported a firm conviction that their health and wellbeing would have deteriorated had they been residing in full time care.
7. Furthermore, the majority of respondents who reported this to HWM attributed this to maintaining their independence and a more active lifestyle.
8. Respondents at two of the venues reported their appreciation at having a 'stay over' facility on site. This took the form of self-contained flats within the development which family members and friends could rent overnight.

#### **Conclusions**

1. People in receipt of the Extra Care service are satisfied and appreciative of the service.
2. People using the Extra Care service would benefit from improved access to dental care.
3. The location of the service is a determinant regarding access to local amenities which in turn influences people's ability to integrate with their local communities. Collaborative partnership between Extra Care and the venue managers would enable issues around access to local amenities to be resolved.
4. Recipients of the Extra Care service enjoy an improvement in their health and wellbeing and the Extra Care service provides a means to self-care and prevention around health and wellbeing.
5. The stay-over facility, whilst not included in the Extra Care service itself, is a practical means to improve people's experience of care

#### **Recommendations**

- People should continue to receive the Extra Care service. Where possible the service should be made more accessible to a wider number of Manchester citizens.

- Dental care should be taken into consideration as a future integrated element of the Extra Care service.
- A dialogue should be opened within each venue about improving access to local amenities and increased contact with family and loved ones. This needs to include all stakeholders including citizens using the Extra Care service

5.4 Commissioners would like to thank HWM for completing this [survey](#). In the future, there are plans to develop an annual survey of all extra care residents, however, this needs to be discussed with the various Housing Provider partners and costed to identify how this could be funded as a regular appraisal of resident satisfaction within ECH.

## **6.0 An update on Neighbourhood Apartments within Extra Care Housing**

6.1 Neighbourhood Apartments, located mostly within Extra Care Housing or Sheltered Housing, a fully furnished, free of charge, short term accommodation for older people over 55 years who need temporary housing after a hospital stay or other social care need.

6.2 There are now circa 30 apartments across the city, led by the Neighbourhood Apartment Service, based within the Older People's Commissioning Team. People benefiting from a short stay are able to try out living in ECH and many people choose to apply for a permanent stay in the ECH scheme through having a very positive experience.

6.3 The Housing LIN (as referred to in the Housing Needs Analysis) not only conduct need and demand studies, they are also developing regular case studies on national areas of best practice. A [Case Study on Manchester's Neighbourhood Apartment Service](#) has been written for the HLIN by the Head of Commissioning and appended to this report for Elected Members information.

6.4 Commissioners regular share our success in developing this provision with many other social care authorities who are keen to develop this as part of their hospital discharge planning.

## **7.0 Invitees to Health Scrutiny Committee**

7.1 Committee regularly request the attendance of partners and people who use services to Scrutiny to hear wider perspectives. Accordingly, the following people have been invited:

**Charlotte Norman**  
**Group Chief Executive (Elmswood Park Extra Care Scheme)**



Charlie has worked in the sector for over 30 years, across the North West and in Vancouver, Canada, with a background in community and co-operative development, neighbourhood management and regeneration.

Charlie is honoured to be CEO of MSV, having worked for the business for almost 20 years and committed to providing the best service possible for our residents. Charlie is also Vice-Chair of the Northern Housing Consortium, a trustee of Mustard Tree Charity, and Chair of the Greater Manchester Housing Providers Group. Working with a wide range of colleagues, customers, community and voluntary sector friends and partners, Charlie is a passionate campaigner for social justice and tackling inequality, hoping for inclusion, good health and opportunity for this and future generation.

7.2 In addition, two Extra Care residents currently living in Elmswood will share their experiences.

## **8.0 Recommendations**

8.1 Members are requested to note the latest developments around ECH including the:

- Completion of the housing needs analysis providing an indicative increase in the number of additional units/schemes required by 2043.
- Recent survey by Healthwatch.
- Recently published HLIN case study on Neighbourhood Apartments.
- Attendance by Mosscafe St. Vincents Chief Executive on their perspectives on ECH, and future growth of provision as well two current residents, to describe what living in ECH is like for them.

## 9.0 Appendices

### 9.1 Appendix 1 – References

1	Manchester City Council: Population estimates and forecasts, W2021xiii, SYOA / Wards – 2014 to 2031.
2	ONS 2021 census: P02 Census 2021: Usual resident population by five-year age group, local authorities in England and Wales
3	<sup>1</sup> ONS 2018-based Subnational Population projections for England; released in 2020.
4	Public Health England: <a href="#">Public Health Outcomes Framework - Manchester</a>
5	ONS: 2020 National life tables – England
6	OHID/NHS Digital: Estimated diagnosis rate of dementia among population aged 65+
7	Projections of older people with dementia and costs of dementia care in the United Kingdom, 2019–2040; Care Policy and Evaluation Centre, London School of Economics and Political Science
8	Office for National Statistics / Nomis (2011 census). Tenure by occupation by age - Household Reference Persons. Nomis Table DC4604EW (released in 2013).
9	Local Government Association: <a href="#">IDAOPi score</a> – based on data from MHCLG