

Market Position Statement

# Extra Care Accommodation

May 2023

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## What is Extra Care Accommodation?

- Extra Care housing provides self-contained flats designed for people who require 'housing with care'. Extra care housing is mainly for people who are over 55 (although they are an exception in some cases)
- Extra schemes usually:
  - Are wheelchair accessible
  - Have a lift where there is more than one floor
  - Have communal areas and a garden.
- Extra Care Housing is designed to meet the needs of predominantly older people who require 24-hour care and support for physical, learning, mental ill-health or disability.
- Residents who live in Extra Care Housing have their own self-contained home, their own front door, and a legal right to occupy the property. In the main this is via a tenancy although there are some units of accommodation that are owned by the occupant where they have a lease arrangement
- The provision of Extra Care entails both housing and care and particularly good for supporting residents to be as independent as possible, combined with care activities for people have their own tenancy and receive a flexible, person-centred care package
- It has a very different service model from residential care or the constant monitoring and care provided in care homes
- Extra Care schemes in Newham offers onsite facilities such as cafes, communal spaces and the opportunity to connect with a wide range of social activities, reducing the risk of social isolation and loneliness, plus also continuing to be a citizen within the wider community, resulting in a positive impact on the wellbeing of older people. Extra Care has been particularly effective in supporting individuals throughout the Covid-19 pandemic.

# CURRENT OFFER & OVERVIEW

## Current Offer

- There are **340** units of what is categorised as Extra Care Housing in Newham (below)

LOT	EC Scheme	UNITS	Single	2-bed	Studio	TOTAL	Annual Value	Start	End
Lot 1	Chosen Care - Hedgerow Court	37 x 1-bed, 6 x 2 bed	37	12		49	£ 218,599	02/09/2021	02/09/2023
	Chosen Care - Cardamon Court	36 x 1-bed, 2 x 2-bed	36	4		40			
Lot 2	Care Support - Amber Court	47 x 1-bed, 9 x 2-bed	47	18		65	£ 919,990	28/10/2022	27/10/2024
Lot 3	Notting Hill Genesis - Chadacre Court	28 x 1-bed, 1 x 2-bed, 8 x studio	28	2	8	38	£ 159,156	31/08/2022	31/08/2024
	Notting Hill Genesis - Lawrence Hall	28 x 1-bed, 12 x studio	28		12	40			
	Notting Hill Genesis - St Stephens Court	27 x 1-bed, 3 x 2-bed, 8 x studio	27	6	8	41			
	Notting Hill Genesis - Staples House	29 x 1-bed	29			29			
	Notting Hill Genesis - Pearle Close	6 x 1-bed	6			6			
	Care Support - Violet Court	32 x 1 bed	32			32			
TOTAL			270	42	28	340	£ 1,297,745		

- Following the need analysis carried out in 2017, from 2018 the Council went out to the market using the **Dynamic Purchasing System** to award a contract for Extra Care housing. Following the successful procurement, the Council awarded a contract to the provides above for Extra Care services a period of 3 years with an option to extend for a further 2 years
- The current model brought together funding from Adult Social Care, Housing Related Support, Housing Management and Housing Service funding streams to provide an appropriately funded 'core service' with measurable outcomes that cover:
  - A 24-hour on-site presence, including in person telecare response 24/7, care provision at night and manager on-call at nights
  - Delivery of at least the first core hours of care as set out in a customer's ASC care plan
- Planned Care** - Block contract for minimum hours for each resident (this could be 5, 10 or x hours p/w) and cover for the unplanned care/core as required
- Unplanned Care/Core** - ensure appropriate coverage
- Any additional hours required by the individual would be agreed through their support plan
- The 'Core' Service Provider uses this guarantee of hours to deliver an on-site service that is a more flexible and responsive service than might be otherwise provided

# DEMAND AND NEED FOR EXTRA CARE

- Following the expiry of the 2017 Five Years Extra Care Commissioning Plan, new strategic intentions are currently in development. This will include:
  - A strategic Review of all Current Services
  - An updated Needs Assessment
  - Production of new five year plan for Extra Care Housing in Newham
- The Housing Learning & Improvement Network (LIN) recommends a need of **25** units of Extra Care Housing per 1,000 people aged 75 and over in the population. The table below models the need for the number of Extra Care Housing units in line with the Housing LIN definition of 25 units per 1,000 people aged 75 and over

## Projected Newham Population aged 75 and over

Year	Newham Population aged 75 and over	Total Need for ECH
2015	9,800	245
2016	9,900	248
2020	10,600	265
2025	12,700	318
2030	15,200	380
2035	18,200	455
2040	21,500	538

# EXTRA CARE VISION & OPPORTUNITITES



## Vision

A clear vision for Extra Care Housing will be presented in the forthcoming 5 Year Commissioning Plan

The Vision will be underpinned by Newham's 2022 Ageing Well Strategy identifies that Extra Care housing is at the heart of the Newham Ageing Well Strategy

[Newham's 2022 Ageing Well Strategy link can be found here](#)

The associated Ageing Well Action Plan identifies clear priorities for Extra Care namely:

- Re-fresh Extra Care Commissioning Intentions
- Re-procure the in-borough Extra Care provision, including a review of the 'step-down' flats at Amber Court
- Build and promote a new, fit-for-purpose Extra Care site (Hallsville Quarter)
- Continuous engagement with stakeholders including Providers, Residents etc

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- The Council is establishing a Supporting Vulnerable Adults Dynamic Purchasing Vehicle (DPV). The DPV will be used to remodel current provision using the existing bed space capacity and budget to establish housing pathway to best suit individual needs. The DPV will be made up of following categories:
  - Cat 1 Supported Living
  - Cat 2 Supporting Vulnerable Single Homeless Adults (SVSHA)
  - Cat 3 Prevention and Floating Support
  - **Cat 4 Extra Care**
  - Cat 5 Shared Lives
  - Cat 6 Care Homes
  - Cat 7 Immigration Advice and Support

## Future Opportunities

- We will facilitate a number of meaningful engagement events with the market, key stakeholders & service users, carers and families as part of the transformation work to determine longer term commissioning intentions that can be realised through the new DPV
- Extra Care Cat 3 will be called off from the newly established DPV over the next two years