

Market Position Statement

Extra Care Accommodation

May 2024

INTRODUCTION

Market Context

- 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 some schemes accept below 55).
- Extra Care Housing is designed to meet the needs of 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. This is via a tenancy although some units of accommodation are owned by the occupant where they have a lease arrangement.
- Extra Care has a different service model from residential care - the Schemes combine housing, care and wellbeing activities allowing people to receive flexible, person-centred care in their own home.
- Extra Care schemes in Newham offer 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, continuing to be a citizen within the wider community, resulting in a positive impact supporting independence and the wellbeing of residents.

CURRENT MARKET STATUS

- There are different commissioned models currently that provide a range of commissioned “core” service and flexible hours to meet individual need. Rental cost will usually provide additional Housing Management functions.
- Broadly, most schemes will deliver 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 core hours of care as set out in a customer’s care plan
 - Planned Care - Block contract for minimum hours for each resident
 - Unplanned Care/Core - ensure appropriate coverage for unplanned care/core as required
 - Additional hours required by the individual agreed through 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.
 - Some level of Housing Management

MARKET DATA AND INSIGHT

Newham Market

Extra Care schemes in Newham	10
Extra Care Units	390
Contracted Schemes	10
Spend	c.£1.5m
Providers CQC rated Good or Outstanding	100%
Average contracted rate	£20.22 (Flexi Rate)

Information in table correct as of 1st May 2024

DEMAND AND NEED FOR EXTRA CARE

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

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

COMMISSIONING INTENTIONS

Vision

- 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](#)

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

- **Re-procure in-borough Extra Care provision.**
 - **Review 'step-down' provision at Amber Court.**
 - **Engagement with stakeholders including Housing and Care Providers, Residents etc.**
- The Council is committed to working with providers to support high quality Extra Care Housing in-borough. Work is in progress towards establishing a 'Supporting Vulnerable Adults Dynamic Purchasing Vehicle (DPV)'. Extra Care will form part of this DPV under Category 4.
 - The Council are always keen to hear from and work with prospective developer and provider partners who share our vision and interested in developing further capacity. The Extra Care provision provides a key partnership with Health and Social Care to promote independence and reduce the need for residents to move to restrictive accommodation.

COMMISSIONING INTENTIONS

Areas of Focus

- Minimise voids in existing schemes, ensuring Residents identified suitable are placed efficiently.
- Support Providers by maintaining good working relationships.
- Develop the new Extra Care scheme that has gone live in April 2024 at Leacroft Lodge.
- Develop step-down model operating in Amber Court.
- Establish and implement a Dynamic Purchasing Vehicle (DPV) to call-off all Extra Care Schemes – Round 1: spring / Summer 2024
- Develop the Commissioning Plan from which individuals services will be called off from the DPV

Market Risks

Current market risks include:

- Increase in the cost of care due to increases in minimum wage and costs of living.
- Increased void levels – this increases the financial risks for registered providers.
- Challenges with recruitment and retention of carers.
- Housing Providers no longer offering units for Extra Care Housing.