

# Extra Care Housing



Dale Owens  
Assistant Director Commissioning and Quality



# NYCC definition of Extra Care

- What is extra care?
  - Extra care is a housing solution to a care and support need. Extra care housing is different because:-
    - you are living at home, not in a home
    - you have your own front door – you decide who comes in
    - couples (and pets) can stay together
    - there is a mix of able and less able people
    - 24 hour care and support services are available, with a choice of local care and support providers
    - On site services including restaurant and hair dressing which are open to the community
    - you are supported to maintain your independence
    - you can join in activities or you can be private
    - you have control over your own finances
    - you have security of tenure

# Our Vision

- We want people to live longer, healthier, independent lives
- Enable people to make the choices that are right for them
- New wave of extra care schemes to set the pace for extra care living into the middle of this century
- Well-spent investment with buildings that are well designed, environmentally sustainable and integral to our towns and villages

# Our Ambition

- Roll out of extra care to all major towns and locations
- Meet the needs of both older and younger people living with complex health and care needs
- Meet the aspirations and requirements of future generations
- Place extra care at the heart of communities making them active, thriving places to live
- Replacement of remaining Elderly Persons' Homes where appropriate and subject to consultation
  - 16 replaced to date

# The story so far

One of the largest Extra Care programmes in the country, recognised as an exemplar of good practice and effective delivery

25 schemes ranging from 12 to 90 units in places as diverse as Bainbridge and Harrogate

Over 1300 units with a mix of one and two bedroom apartments or open plan living for people with complex needs or dementia

8 Step up / Step down and 5 short stay / respite units

# Progress since 2016

## **New active schemes:**

Kirkwood Hall, Leyburn – Opened 2016

Mickle Hill, Pickering, Opened 2016

Orchid House, Sowerby – Opened 2016

Bransdale View, Helmsley – Opened 2018

The Cuttings, Harrogate – Opened 2019

Fry Court, Great Ayton – Opened 2020

Webb Ellis Court, Scarborough – Opened 2020

## **In Development**

Eller Beck Court, Skipton – Opening October 2021

Bowland View, Bentham – Opening September 2021

Filey Fields, Filey – Opening July 2021

## **Proposed**

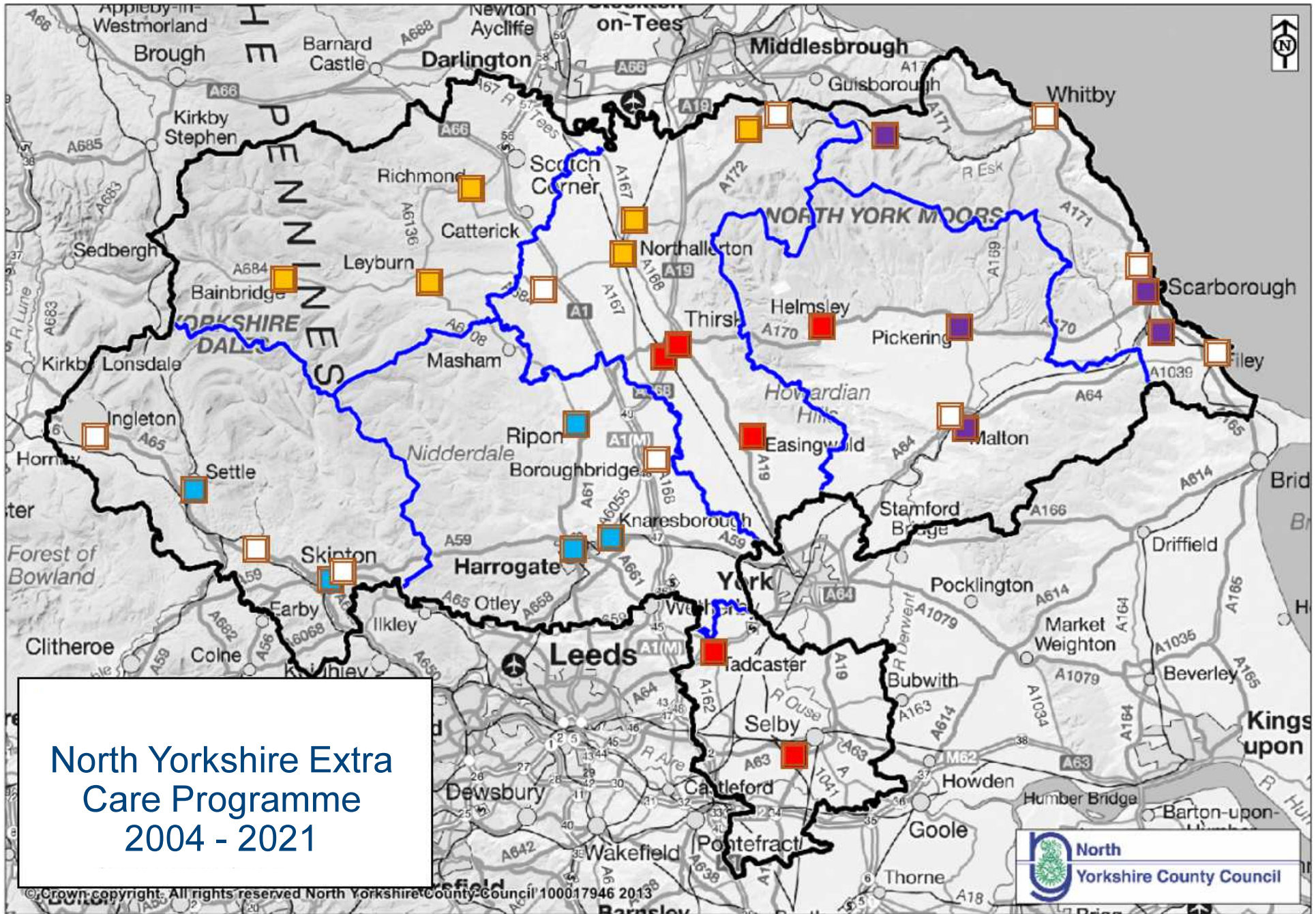
Bedale – Delayed pending planning appeal

Malton – Campus approach with wider housing offer

Whitby – Hospital site

Harrogate – link to wider development for dementia

Catterick – working with MOD



North Yorkshire Extra  
Care Programme  
2004 - 2021



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# Financial Model

New schemes cost approximately £10 - £12m to build

Developer / Provider account for ~60% of total cost

Homes England grant ~30%

NYCC Grant ~10%

NYCC grant is protected by a legal charge which requires the full grant amount to be repaid if the use of the building changes from Extra Care within 25 years of opening



# Cost of Living

## **Rent:**

1 Bed Apartment: £110 p/w

2 Bed Apartment: £135 p/w

## **Service Charge:**

£50 per week

## **Background Support:**

£30 p/w

## **Total:**

1 Bed Apartment: £190 per week

2 Bed Apartment: £215 per week

Average package of domiciliary care: £188 per week

HAS stated residential rate: £579 per week

Indicative Extra Care rate: £378 per week

# Savings

Extra Care savings are predicated on either:

- Closure of linked EPH estate, saving on staffing, maintenance etc.
- Reduction in care costs

Since 2015/16 the Extra Care programme has generated cashable savings of £1.59m with an additional £1m savings in progress linked to other schemes

In addition, non cashable benefits include reductions in care need due to the environment and ethos of Extra Care and reductions in admissions and delayed transfers where Step up / Step down units are available

# Future Programme

By 2023 the ambition to see Extra Care in all key towns will have been met, the programme will have delivered over 30 schemes and approximately 2000 units of high quality, purpose built accommodation with support

Future need is changing and we need to address new challenges and changing demand

## **ECH+**

An enhanced staffing and care model to deliver levels of care comparable to nursing homes to allow ECH to become a true home for life and meet the need to support increasing levels of complexity

## **ECH Mini**

Small scale Extra Care to support rural locations and allow people to remain within their communities

## **Hybrids**

Mixed usage sites, including Extra Care, Residential and Nursing support and Supported Living all on one site

