

# Extra Care Housing in Wales

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# Structure

- Overview of the study
- Extra Care housing in Wales
- Demand for Extra Care
- Developing Extra Care
- Providing Extra Care
- Costs of Extra Care
- Living in Extra Care
- Summary

# Overview

- Assessment of the extra care sector in Wales, commissioned by Welsh Government, to inform discussions about the role of extra care and future investment decisions
- Objectives:
  - explore strategies used by LAs for meeting needs of older people and where extra care fits into this future
  - calculate the cost of extra care
  - investigate how extra care schemes are used by residents and the community

## A working definition of Extra Care...

- offers an environment in which care and support is close at hand but where an independent lifestyle can be retained
- self contained accommodation for rent, equity share, outright sale together with communal facilities
- care and support are available from a team based on site 24/7
- residents have options to purchase services from the extra care provider or an external
- 'care' refers to direct help that an older person receives from a registered carer. (e.g. help assistance going to bed, washing and dressing and help with medical matters that do not require trained professional)

## Extra Care in Wales (1)

- Dramatic growth in last 10 years has seen a scheme open or in development in every LA
- Three quarters of schemes have been developed since WG published guidelines and ring-fenced funding available to support development (2006)
- 95% of schemes have been developed by social landlords and provide accommodation for rent. However 42% of residents were previously owner occupiers.

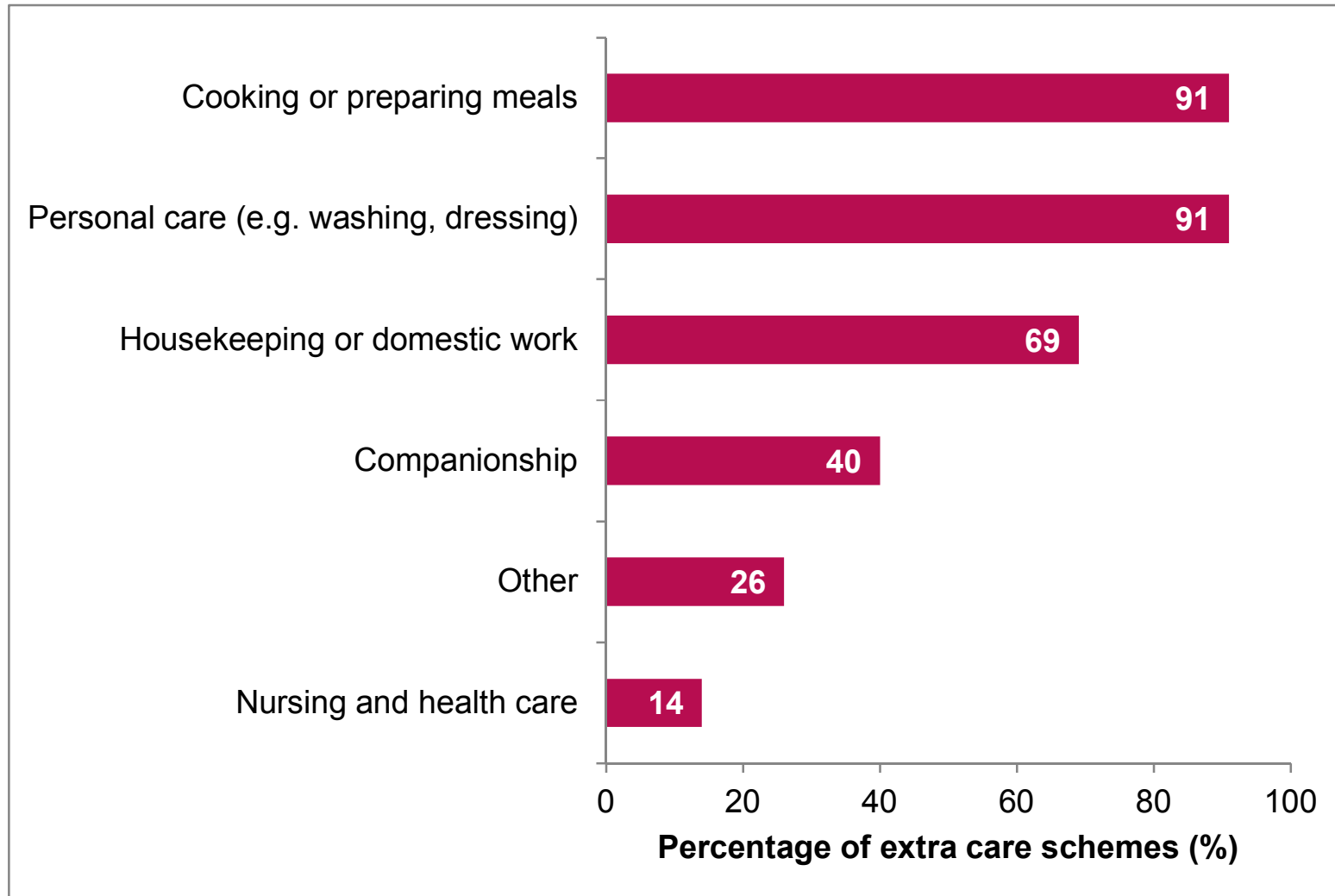
## Extra Care in Wales (2)

- There are 47 extra care schemes in Wales (2016) providing 2,065 dwelling units
- Average size = 44 units per scheme. However schemes ranged from 10 to 105 units. All schemes offer 1 and 2 bed units
- An estimated 2,265 people live in extra care. Average = 1.09 people per unit.
- 67 per cent of residents were aged 75 years and over
- 63 per cent of residents were women
- 54 per cent of residents had support needs and 50 per cent had care needs. 19 per cent of residents were reported to have no support or care needs.

## Rental costs of Extra Care

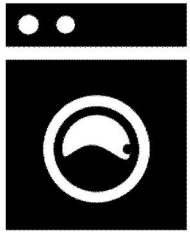
- Rents vary considerably:
  - 1 bed: £68.65 - £191.13pw
  - 2 bed: £74.74 - £204.47pw
- Service charges averaged £88pw for 1 bed and £96pw for 2 bed units
- Service charges covered: heating and lighting in communal areas, costs of scheme managers, communal water charges and equipment replacement.

# Services offered in Extra Care schemes

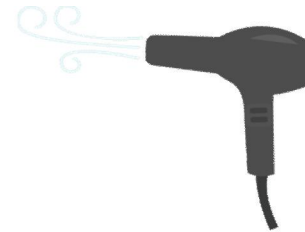




# Facilities offered in Extra Care schemes



97% laundry



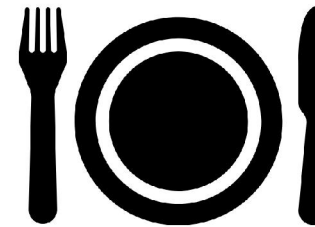
94% hairdressing room



100% communal lounge



91% guest suite



89% communal dining

## Demand for Extra Care in Wales

- Majority of managers report demand outstripping supply
- Demand is often quantified by assessing health and social care data to identify the number of older people for whom extra care would be a relevant and appropriate housing option
- SHOP@ = shortfall of just under 6,000 units (c13 units per 1,000 aged 65+)
- Across Wales 3.3 units per 1,000 persons aged 65+
- If the scale of provision in the five LAs with the highest levels were required across all of Wales then there would be demand for 4,224 units: 2,159 units more than currently supplied

# Developing Extra Care in Wales

- Motivations for developing extra care:
  - respond to population ageing population
  - increasing choice, improving housing quality and maintaining independence
  - deliver savings for health and social care
- 10 LAs new developments start/new schemes due to open in next the 2 years
- 9 LAs not developing nor encouraging new developments
- Access to public funding a critical barrier to future developments. Without SHG ring fence a (small) number of LAs are looking at creative ways to supplement funds from other public sources e.g. Viable and Vibrant Places

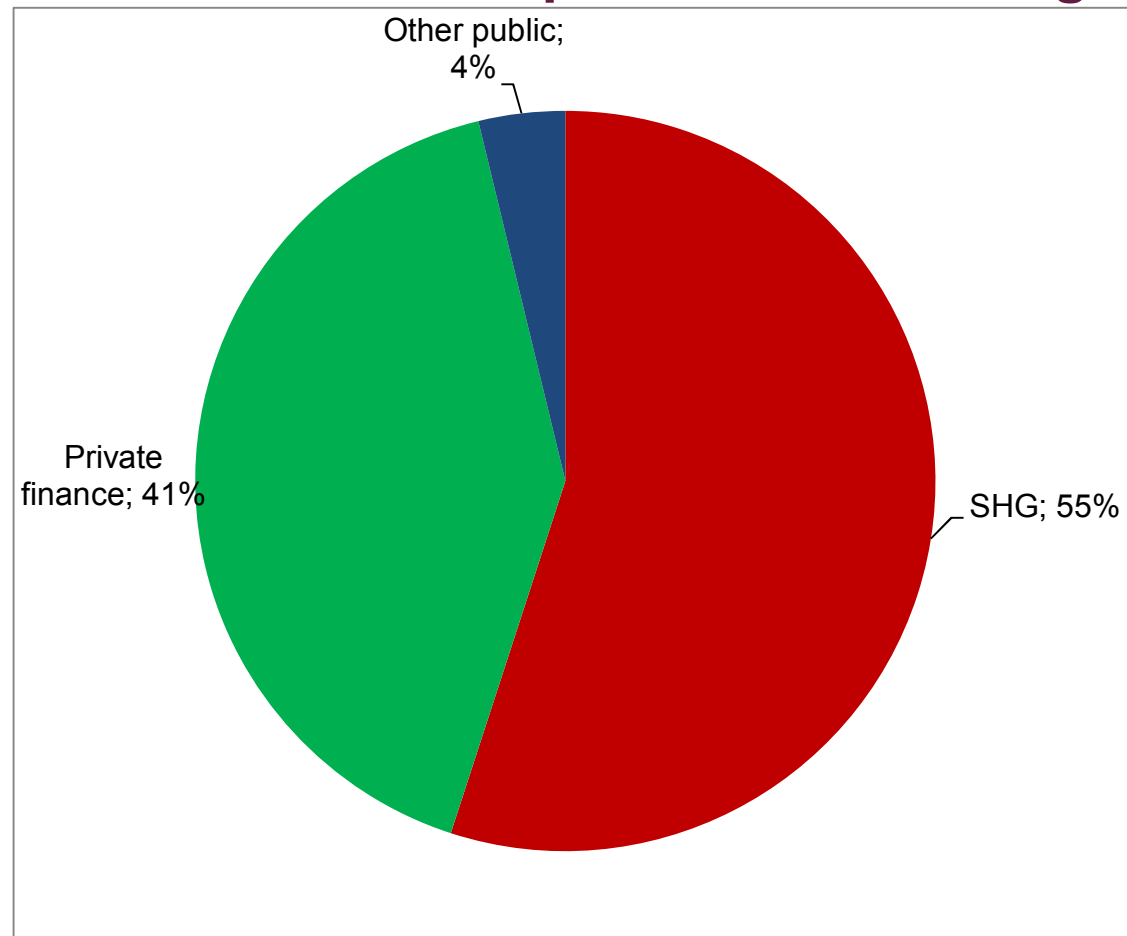
# Providing Extra Care in Wales

- Communal areas and on site services are important elements of the extra care model. However they increase costs and require staff/residents to organise and promote activities
- 88 per cent of managers have taken active steps to maintain a balance of needs across residents. Achieved by an allocation process assessed by social services

# Average costs of Extra Care

- Average cost = £8.472 million of which:
  - 5% cost of land
  - 81% cost of works
- Cost per unit = £179,600
- Cost per bedspace = £119,000
- Cost per m2 = £1,600

## Sources of development cost funding



## Factors affecting the cost of Extra Care

- Extra care schemes which had abnormal cost of works expenditure were on average associated with a higher cost per metre square.
- Extra care schemes located in an urban authority were on average associated with a lower cost per metre square.
- On average, extra care schemes in which a relatively high proportion of the area was taken up by residential units (compared to other space such as communal) were associated with a higher cost per metre square.
- Extra care schemes opened from 2012 onwards were on average associated with a lower cost per metre square.
- Extra care schemes with sprinklers were on average associated with a higher cost per metre square.

# Living in Extra Care in Wales (1)

- Resident experiences very positive...
  - independence enabled
  - safety and security from having care and support available as and when required
  - satisfaction with the accommodation, the design standards and accessibility
  - communal facilities provide opportunity for social integration
  - generally viewed as affordable, although some confusion about what is covered by service charges

## Living in Extra Care in Wales (2)

- Concerns and areas for improvement varied by scheme, but included:
  - location of schemes and problems with accessibility into a wider community/area
  - lack of communal facilities as some schemes
  - concerns about care and support provided centred on the rotation of staff resulting in difficulties developing relationships with carers



## Summary

- Extra care sector has grown dramatically over the last 10 years
- Resident experiences of living in extra care were very positive
- View that the demand for extra care outstrips supply
- Extra Care is an important part of local efforts to respond to the challenges of an ageing population
- Access to public funding was recognised as critical to future development of new extra care schemes
- Concerns were raised about the future of revenue funding, resulting challenges covering operational costs and, consequently, the viability of the extra care model

## For more information:

- <http://gov.wales/statistics-and-research/evaluation-extra-care/?lang=en>
- <http://gov.wales/statistics-and-research/evaluation-extra-care/?skip=1&lang=cy>