

EXTRA CARE: FUNDING IN 2018





Tayo Bilewu, Funding Affordable Homes

Tayo generates and delivers pipeline investment opportunities for **Funding Affordable Homes (FAH)** - the leading social impact company that builds and acquires affordable housing and extra care developments across the UK.



Jonathan Wrigley, HBV

Jonathan is the Managing Director of specialist developer **HBV**. Working in partnership with registered providers of social housing, care commissioning bodies, national charities and care providers his team has delivered more than 600 innovative supported living and extra care apartments across the UK.



John Taylor, Mears Housing Management

John is the Chief Operating Officer of Mears Housing Management, part of **Mears Group** which provides housing and care services to 127 councils, NGS Trusts and CCGs. With more than 11,000 properties in its portfolio and managing more than 110,000 hours of care per week, it's integrated approach for older people is winning plaudits across the sector.



SOLVING THE CHALLENGE - TOGETHER

The shortage of integrated housing with care options to meet the growing demand of those in social need is a major challenge for local authorities with budget constraints.

The public sector is unable to fulfil the demand for extra care housing alone.

The **private sector** is playing a positive and important role in solving the funding crisis.
Our positive partnership is delivering positive outcomes for all stakeholders.

FUNDING FLOW

Funding



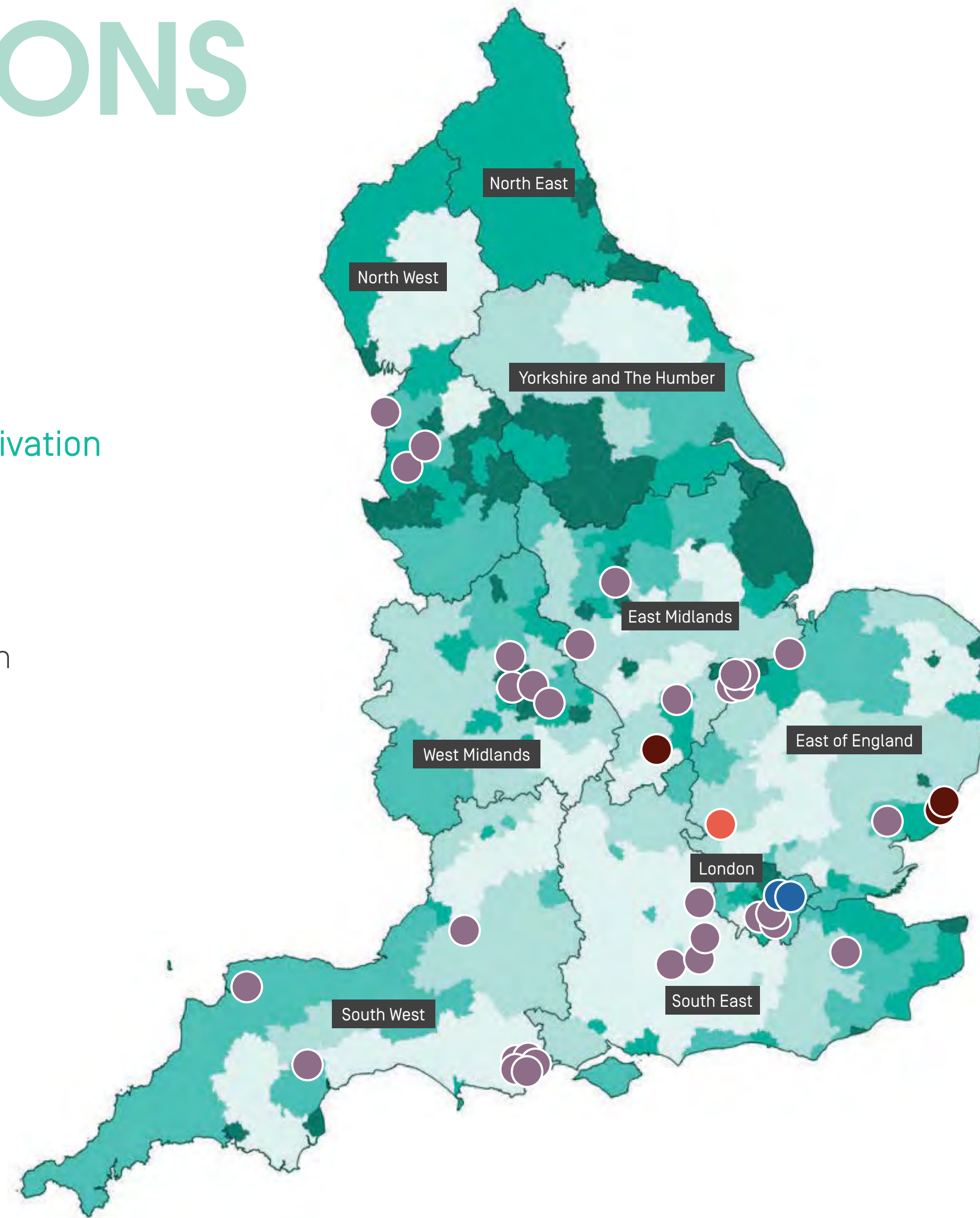
Affordable Homes

FAH SITE LOCATIONS

- Extra care (55 years+)
- Learning or physical disability
- Homelessness
- Social & affordable rented and shared ownership

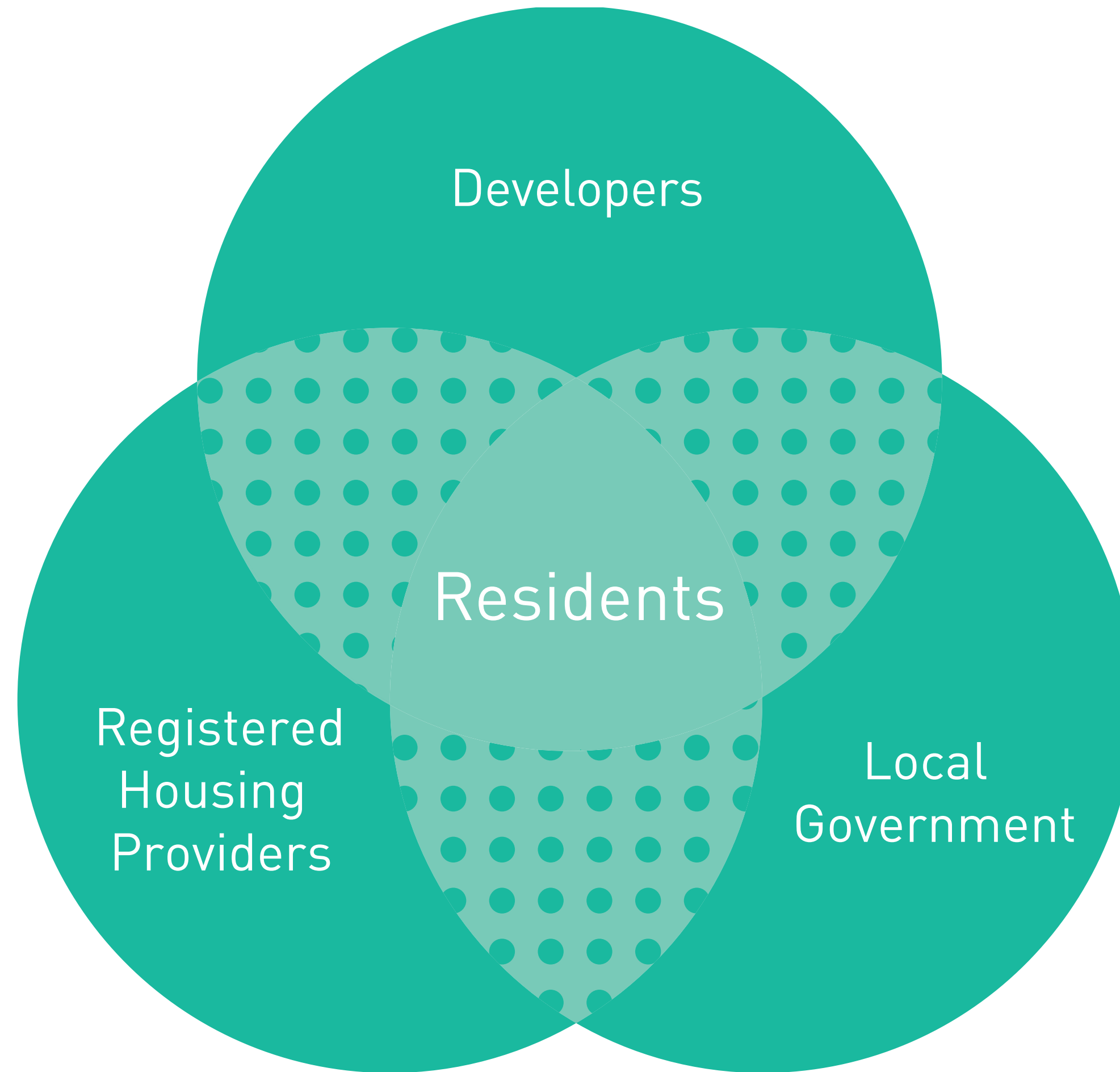
Index of Multiple Deprivation

- Most Deprived
- Deprived
- Average Deprivation
- Less Deprived
- Least Deprived

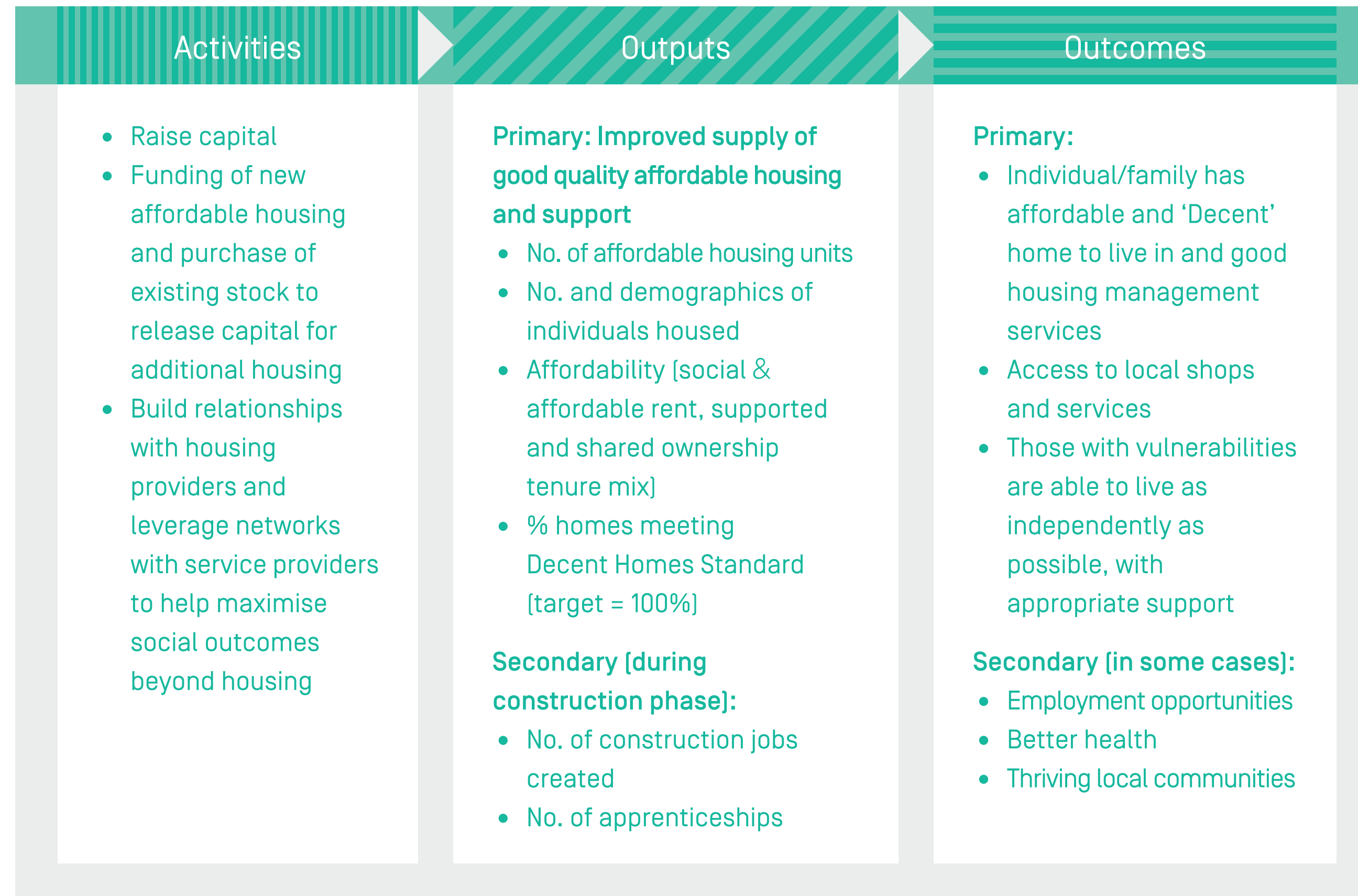


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STAKEHOLDER APPROACH



SOCIAL IMPACT - THE THIRD DIMENSION



EVIDENCE BASED DEVELOPMENT

HBV



supported living

GET A SPECIFIC LOCAL VIEW

- > Solid evidence-based business case built for Northampton.
- > **Qualitative** and **quantitative** evidence must be established.
- > Socio-economic profiling of catchment population.
- > Street-level analysis - within the catchment area of Balmoral Road alone - there is an immediate requirement for **135** extra care housing places - rising to **387** by 2035.
- > Within Northampton there is an immediate requirement for **560** extra care housing places – rising to **1138** by 2035.
- > HBV Case Audit: following a sampling of 80 people in residential care in Northampton, including workshop sessions, **50 per cent** of those people would have benefitted from the extra care model.
- > Cost / benefit analysis

FIND THE LAND

- > Good connectivity/
transport links
- > Shopping and amenities
- > Heart of the community:
GP/ Dentists
- > Street specific catchment
and reasonable travel

AREA: 0.536 ha (1.326 acres)

DESIGN



TYPICAL APARTMENT FLOOR LAYOUT



KINGSTHORPE ROAD APARTMENTS
TYPICAL UPPER FLOOR LAYOUT



PROPOSED SITE LAYOUT



KINGSTHORPE ROAD APARTMENTS
CONCIERGE LAYOUT

BALMORAL ROAD, NORTHAMPTON



- > Business case and LA cost savings fully approved
- > 80 technology enabled units across three blocks
- > 1.25 acres
- > £15m investment
- > 30 new jobs created
- > Onsite: August 2017
- > Completion ETA: September 2018
- > Heart of the community in Kingsthorpe
- > Shopping, community facilities and amenities on the doorstep
- > Communal and concierge spaces
- > Landscaped gardens

ASSISTIVE TECHNOLOGY

- Full CAT cabling and high level of technology
- Lights / Doors/ U-drain
- Automation
- Personalised technology
- **Future-proofing**



INTEGRATED CARE AND HOUSING MANAGEMENT

MEARS

MEARS GROUP

– A FULL SERVICE OFFERING:

- High quality, modern housing
- Alternative to Residential Care Home
- Tailored to the Customers needs, ie. Older People, People with Learning Disabilities
- Just enough care, not too much
- Self contained apartments with own front door
- Affordable housing
- On site care and housing support team
- Assistive Digital Technology
- Vibrant social community – Internally and Externally



WHY THIS MATTERS TO MEARS GROUP:

- Cost Savings of Housing with Care Compared to Alternative Options
- Number of papers highlighted the cost benefits of Housing with Care
- Aston Research Centre for Healthy Ageing (ARCHA) and the Extra Care Charitable Trust (2015) found Extra Care costs an average of £427.98 less per person per annum than comparative local authority charges
- East Sussex Case Study (2013) highlighted the preventative nature of extra care and found 63% of people in Extra Care would be in Residential/Nursing care if they were not in Extra Care
- More recently, the ARCO, Legal & General And ILC Stronger Foundations Report (Jan 2018) found Housing with Care reduced local authority social care costs by 17.8-26% per person
- Mears commissioned ADASS report into the Housing with Care options nationally and the benefits achieved. To be launched at spring seminar



BALMORAL PLACE
NORTHAMPTON

TYPICAL APARTMENT FLOOR LAYOUT
 KINGSTHORPE ROAD APARTMENTS
 TYPICAL UPPER FLOOR LAYOUT
 KINGSTHORPE ROAD APARTMENTS
 CONCOURSE LAYOUT
 PROPOSED SITE LAYOUT

CALDERPEEL
 MEARS
 HBV

BALMORAL PLACE
NORTHAMPTON

360° VIEW FROM KINGSTHORPE & BALMORAL ROAD
 360° VIEW OF BALMORAL PLACE

CALDERPEEL
 MEARS
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