

Other Local Authority Approaches to Extra Care

1. SCC is behind its statistical and regional neighbours in the number of Extra Care flats available within in the County. Hampshire has a similar population number to Surrey, yet it has over double the amount of units. Buckinghamshire has a smaller population but nearly double the amount of total units.
2. Extra Care has become increasingly popular amongst Local Authorities as Councils look to ensure choice and independence for older people. A number of Local Authorities have committed to stimulating the development of Extra Care in their areas. A variety of approaches have been used including offering parcels of land to the market, grant funding and commitments to purchase certain numbers of hours of care from providers.
3. We have undertaken detailed research on the approaches used by other Local Authorities in order to learn from their experiences. The most relevant examples for SCC were Lincolnshire, Hampshire and East Sussex County Councils.
4. Lincolnshire County Council is looking to facilitate the provision of 607 extra care units across the County by using funding of £8,000,000 available. The preferred option selected for the delivery of this programme is the award of public works concession contracts whereby extra care housing developers and providers will be assisted with the cost of providing extra care housing by way of a financial contribution. The contribution may be made through the provision of land and/or property, which will be accounted for at the current market value.
5. Hampshire County Council's second phase of Extra Care development began in 2013 with aim to have an Extra Care development in every major population centre by 2019. The Council used a framework approach, this framework will allow the Council to procure the design, construction and delivery of Extra Care schemes from 4 providers. Hampshire offered £45 million as a market stimulus package. The investment is a mix of finance derived from prudential borrowing and land value, the level of investment arrived at per site being subject to a scheme viability appraisal.
6. Hampshire County Council and the South East Hampshire Clinical Commissioning Group are also currently in the process of commissioning the development of a 'Health and Wellbeing Campus' on a c.1.9 hectare site in Havant. The Campus will include a nursing home of at least 60 beds and an Extra Care Housing Scheme of at least 50 apartments.
7. East Sussex County Council set out their 5 year Extra Care strategy in 2003, with the aim of a minimum 10% shift away from residential care, through the development of nearly 400 flats, plus 150 specialist flats for people with dementia. East Sussex now has 5 schemes, 1 in each Borough /District and there are 2 more schemes in the pipeline. The Council offered capital secured through a variety of sources in including the Homes and Communities Agency, Borough Councils, regeneration budgets and the county Council's capital programme.
8. An evaluation of Extra Care in East Sussex in 2012 revealed that the financial impact of Extra Care was considerable, indicating that the cost of extra care housing was on average half the gross cost of the alternative placements. The best impact and financial returns were delivered by clients who received between 10 to 14 hours per week of care.

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