

Definition, design & development of extra care housing

7th April 2011

Denise Gillie

Peter Fletcher Associates



What is extra care

- No legal or regulatory definition & no specific planning use class
- DH extra care bidding guidance:
- Self contained flats with kitchen and bathroom facilities that support and enable independence, privacy, dignity and the delivery of care services
- Staff facilities – office and sleep-over room
- Barrier free spaces that are accessible and enabling
- A range of areas for services such as hairdressing, laundry etc.
- Room space for consultations and advice such as G.P. visits
- Communal areas – dining facilities, lounges and day rooms
- Guest facilities

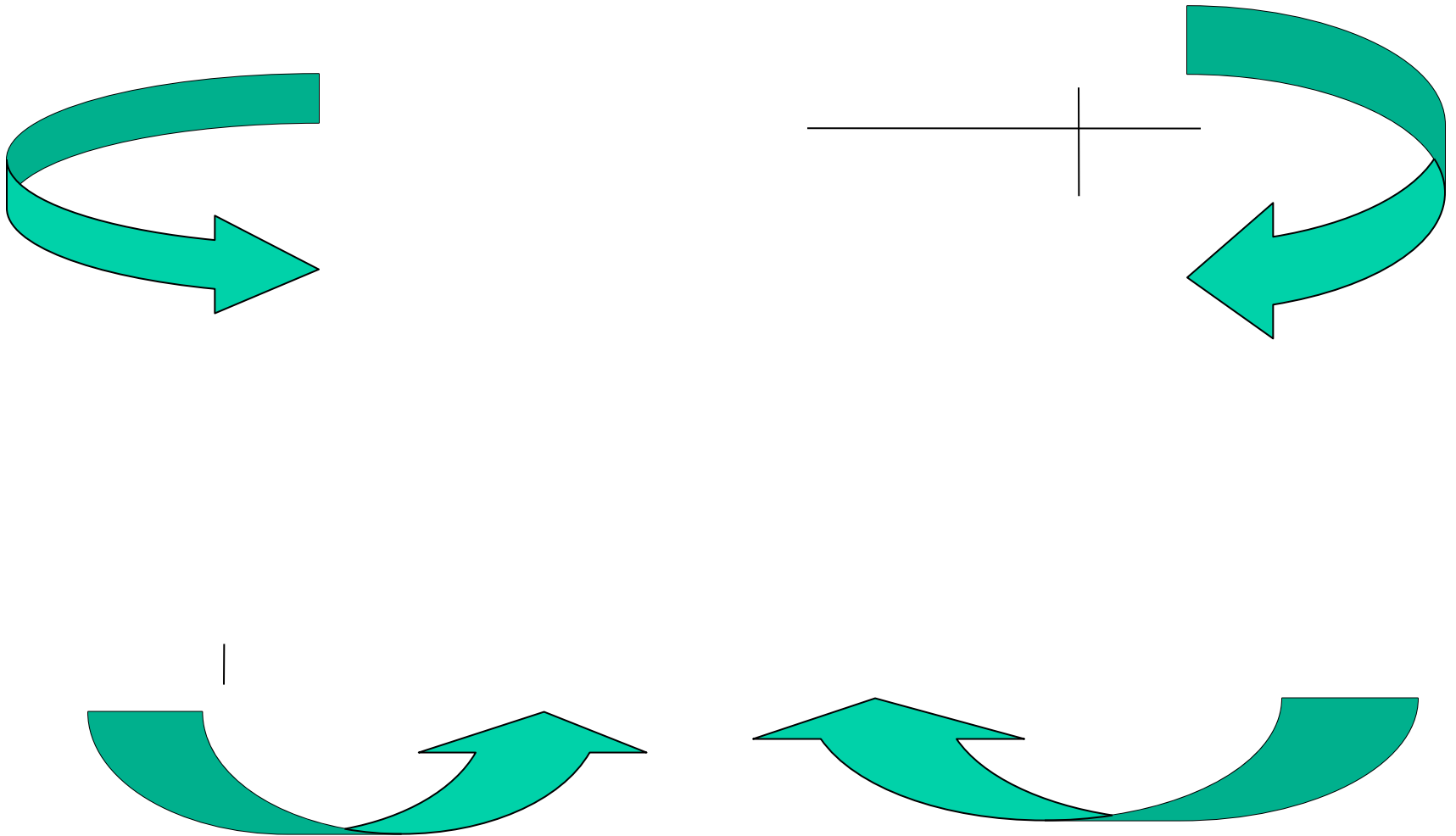


Housing based models

- Growing range of housing based models with additional services emerging
- Being developed by care home providers, retirement housing providers, developers, and housing associations
- Growth across all tenures including mixed tenure developments, popular with older people as it allows them to hang on to their capital & pass on an asset to their children
- Growing focus around Quality of Life, and marketed to the public as lifestyle option – i.e. asset not deficit approach

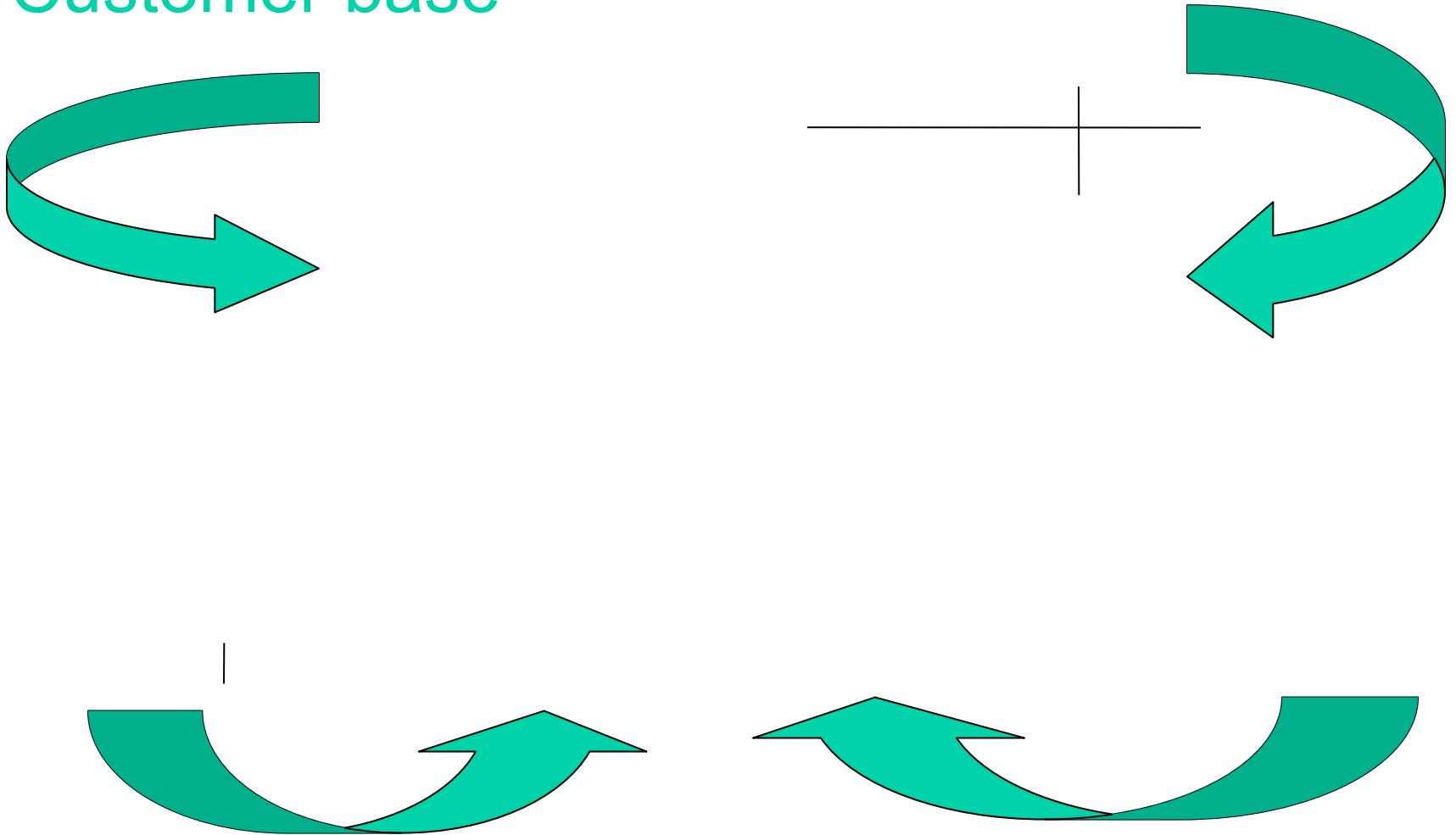


Universal Aspects of Extra Care



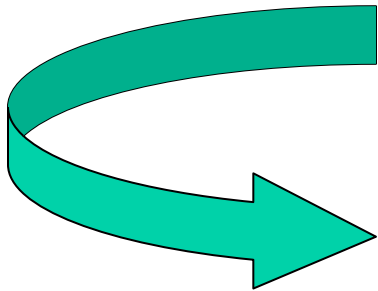
Universal Aspects of Extra Care

Customer base



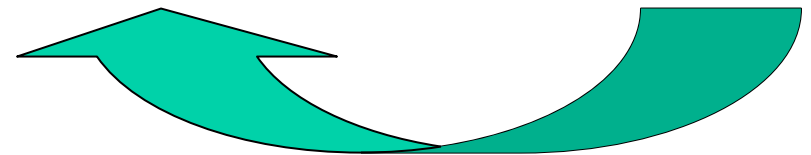
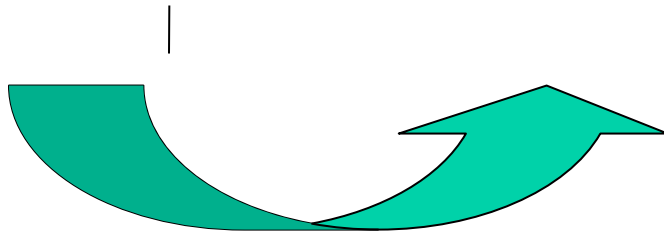
Universal Aspects of Extra Care

Customer base



Lifestyle

Ethos	style
Social	leisure



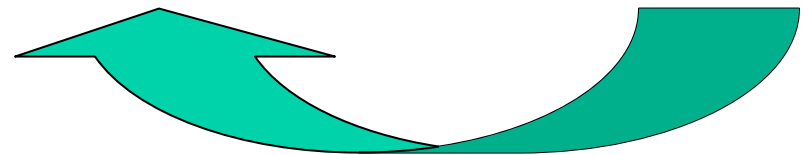
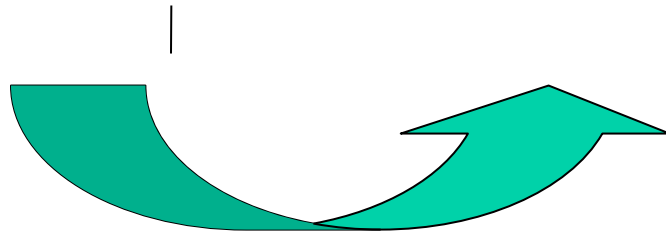
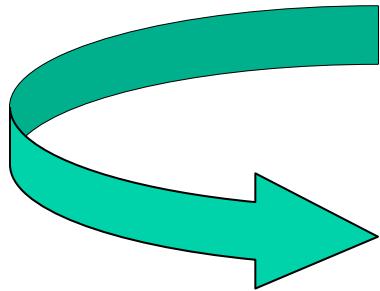
Universal Aspects of Extra Care

Customer base

Lifestyle

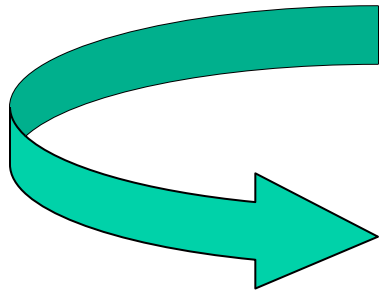
Ethos	style
Social	leisure

Quality of Life

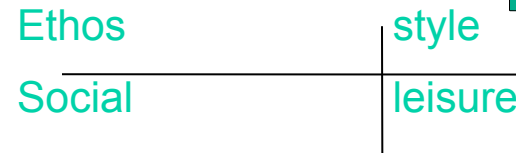


Universal Aspects of Extra Care

Customer base



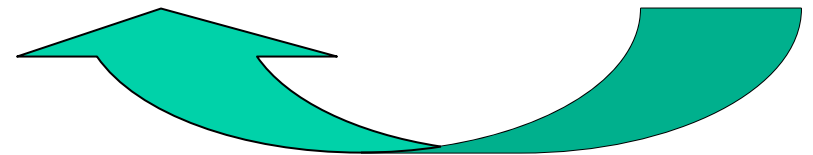
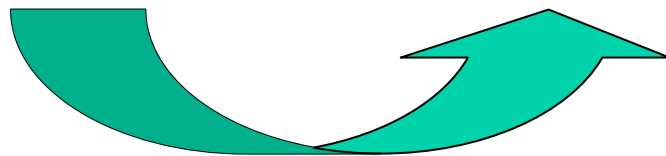
Lifestyle



Quality of Life

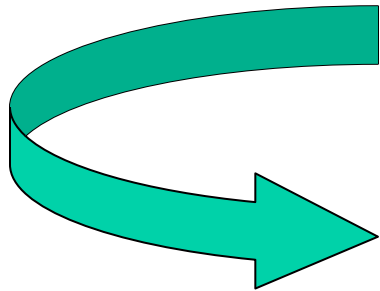
Environment

Internal | external

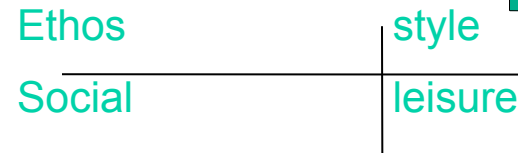


Universal Aspects of Extra Care

Customer base



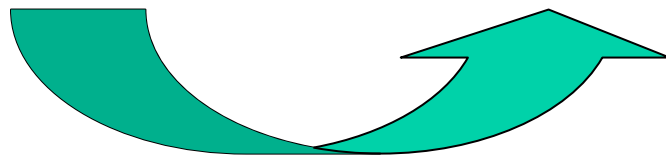
Lifestyle



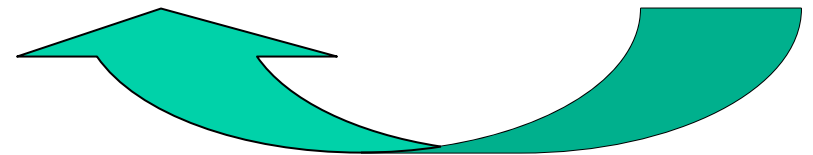
Quality of Life

Environment

Internal | external



Services



Close Care

- Model of self contained housing for sale – flats or bungalows – linked to a care home
- Can use spare land in grounds of a care home; or adapt some of the care home to provide flats
- Flexible packages of care and services purchased via the care home - domiciliary care (registered as an agency), laundry, meals, handyperson services
- Marketed as independent living lifestyle option: Hicalife; Stamford Bridge, Beaumont – Barchester Healthcare
- Some models aim to support couples where one person has dementia: Stanton Lodge, Swindon



Hicalife close care



- 12 bungalows in the grounds of Overton House, Cottingham



- 9 bungalows in the grounds of Woodlands, Driffield



Highcliffe Court, Bridlington



- 36 Hicalife apartments next to Red House care home
- Mix of 1 and 2 bed types
- All units for open market sale
- Communal lounge and kitchen
- Resident manager
- Access to care staff and facilities in adjoining care home



Specialist Schemes: dementia care

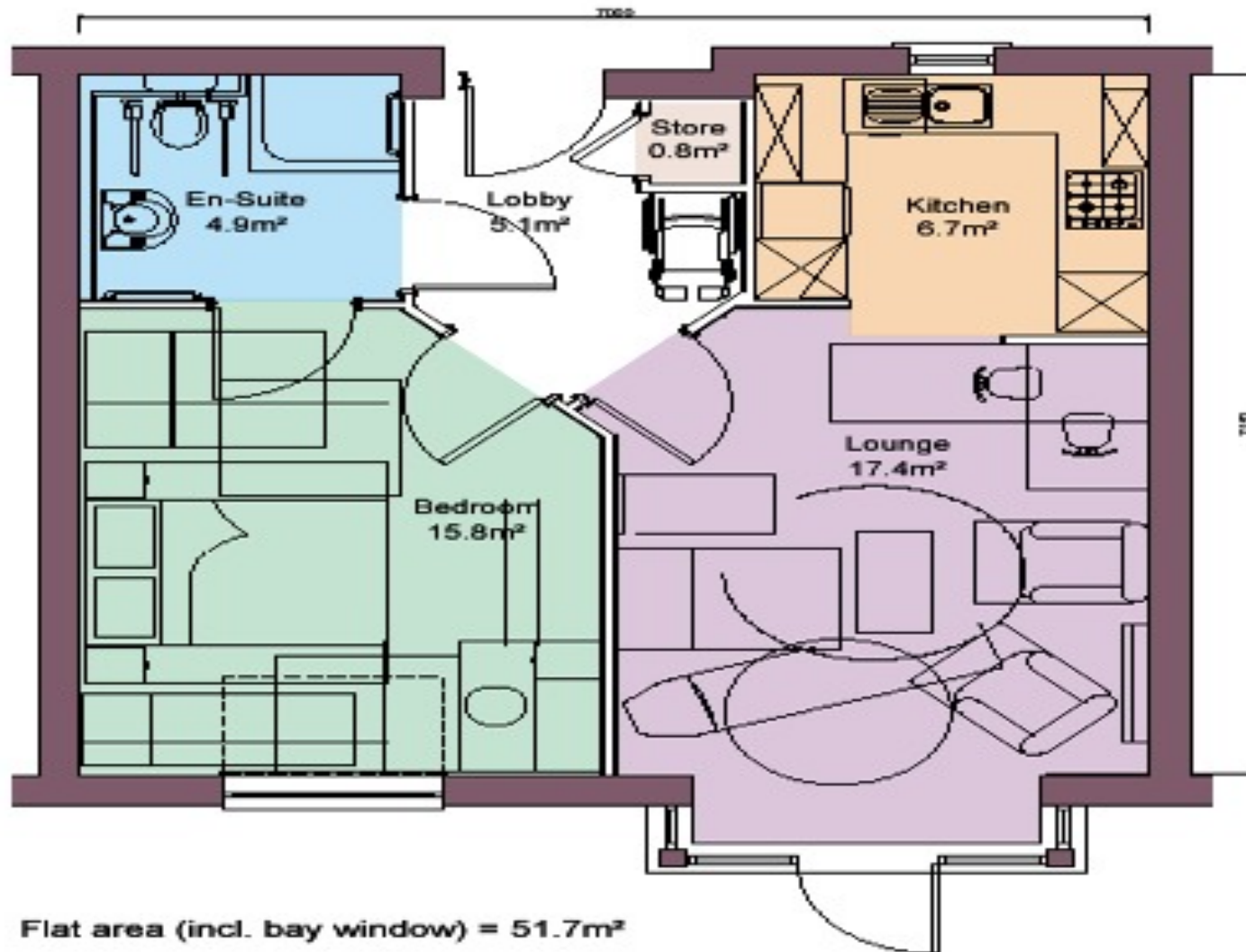
- Much wider range of care home and housing based models emerging
- Focus on enabling design and approach
 - housing with care for people with dementia: Portland House, St Helens, MHA;
 - Linked bungalows on same site - Dementia Care Partnership, Newcastle



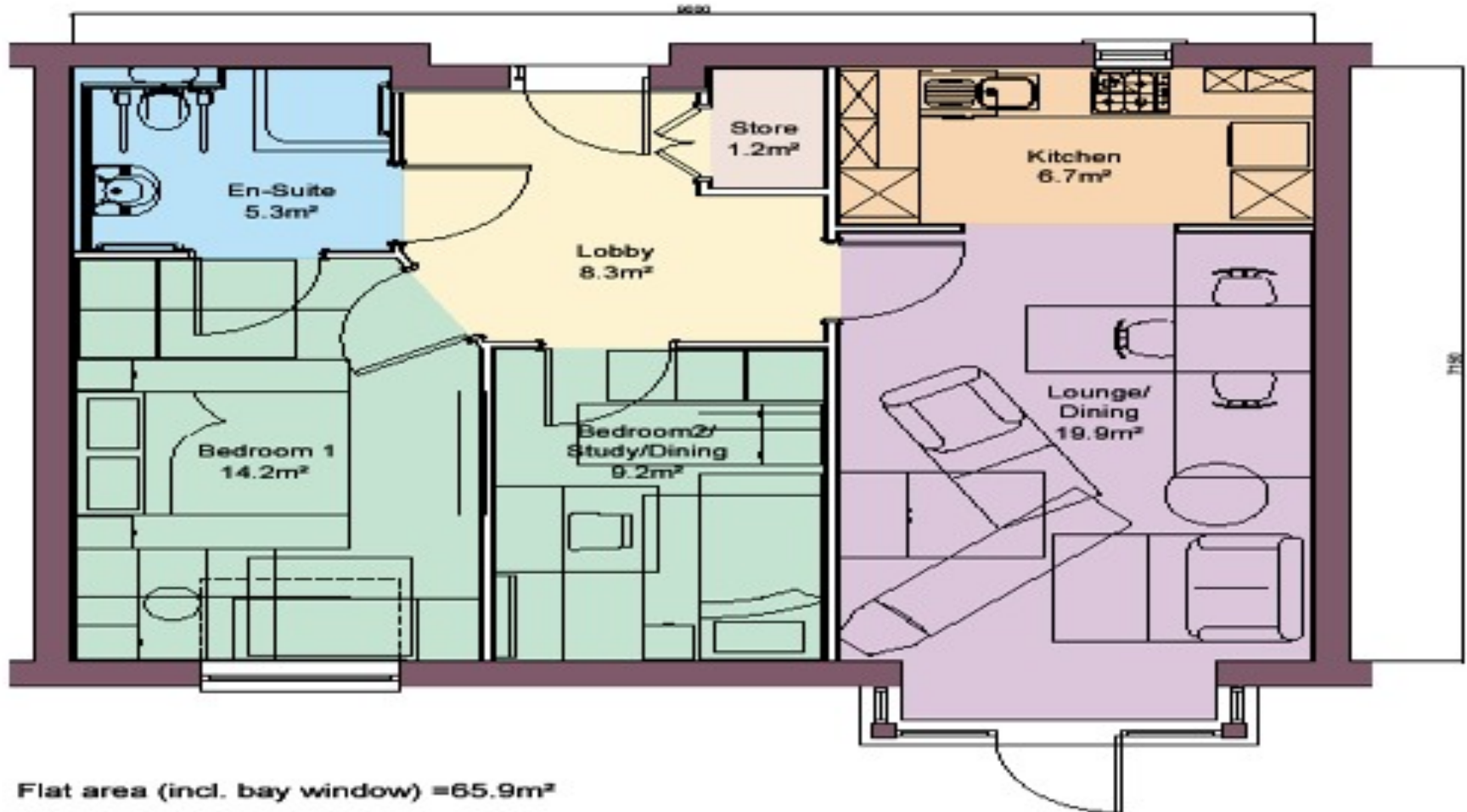
Priory Court, Gateshead: extra care for rent



One bedroom flat



Two bedroom flat



Assisted Living/Very sheltered housing (VSH)

- Private sector housing model of sheltered housing plus – marketed as lifestyle option
- Has some but not all the services of extra care – e.g. cleaning; restaurant for mid day meal; support to get home care; handy person
- McCarthy & Stone, Amelia Court, Worthing, : 46 one and two bed leasehold flats; has all above features + night cover – developments coming to the NE (Ponteland, Northallerton)
- Retirement Security own & manage 31 leasehold developments of VSH, been developing since 1984, nothing in the north-east, nine schemes in the north-west aimed at older people. Seek to be affordable to older people with a capital asset but modest income – Gorselands Court, Liverpool



Village Developments

- Leasehold or mixed tenure developments – larger scale than extra care e.g. from 60 to 300+ units
- Scale allows for: internal streetscape; pool/spa; range of services including therapies and nursing agency
- Hartfields, Hartlepool, Joseph Rowntree - 242 units of 1 & 2 bedroom (mainly flats but some houses), restaurant, healthy living suite, arts & crafts room, shop, bar, library, I.T room & hairdressers, GP practice & day centre, mixed tenure: full purchase, shared ownership & rent
- Nationally 70 schemes describe themselves as retirement villages
- Market is dominated by Extra Care Charitable Trust, latest venture cost £57 million



Continuing Care Retirement Communities

- Hartrigg Oaks, York, Joseph Rowntree Housing Trust, Continuing care retirement community, only one in the UK, based on an insurance model. Bungalows surrounding a central nursing home on the upper floors & communal facilities including a restaurant on the ground floor
- Leylands Estate, Derby, Retail Trust re-provided an obsolete care home with extra care housing & communal facilities, surrounded by bungalows in private grounds
- Buckshaw Village, Chorley, HICA - 78 one & two bedroom Independent Living units, 78, studios & one bedroom units of Assisted Living plus 60 dedicated dementia and nursing units with well-being services and a dementia advisor plus on site GP practice



Buckshaw Retirement Village,



- Pinders 2009 awards ‘Best Care Village’
- 216 no. apartments in three parts
- Independent Living – 78 no. 1 & 2 bed units
- Assisted Living – 78 no. studio & 1 bed units
- Supported Living – 60 no. dedicated dementia & nursing units
- Wellbeing & respite including dementia advisor
- GP Practice

Buckshaw



Bowling Green

Buckshaw – Independent Living



- 78 no. 1 & 2 bed apartments
- Unregistered
- All for sale
- 45 to 72 sq m
- Care assessed separately
- Bistro, lounge, library, gym
- Shares use of shop, hair & beauty salon, bowling green and wellness suite with adjoining Assisted Living apartments

Buckshaw - Assisted Living

- 78 studio & one bed apartments
- Unregistered
- All for rent
- 40 to 46 sq m
- Fully inclusive of meals, housekeeping & laundry
- Care assessed separately
- Restaurant, lounge
- Wellbeing suite including hydro-therapy pool



Buckshaw - Assisted Living



Buckshaw - Supported Living



- 60 no. 1 bed & 2 bed apartments
- Registered
- Stirling gold award
- Capable of providing high levels of care
- 36 to 65 sq m
- Dementia friendly market square includes pub, cinema, petshop, corner shop, hair salon, café, bakery, potting shed
- Dementia and Nursing care
- Assistive Technology

Buckshaw - GP Surgery



- On-site GP Surgery
- NHS Dementia Advisor
- Flexible use as respite
- Step up / step down accommodation
- Re-enabling work by Occupational Therapists, eg cooking
- Wellness sessions
- Alheimers' Society
- Age Concern
- Memory clinics

Development options

- Established models of rent (affordable & market), sale & shared ownership
- Growing numbers of mixed tenure schemes
- Reductions in public subsidy via the Homes & Communities Agency (HCA)
- Providers now exploring range of tenure options relevant to the market – lifetime lease
- Providers also looking to develop service models attractive to people on Self Directed Support (SDS) Personal Budgets and Direct Payments



Tenure – Lifetime Lease

- Accommodation only
- One off payment to secure lease which expires on death
- Based on published life expectancy tables, not an actuarial assessment at present
- Example - payment of £70,000 for 75 yr old man
- Sliding scale refund during forecast lease period
- Residual interest in any capital appreciation of property – the resident's estate receives half of any gain in value during the actual period of occupancy
- Ideal for owner occupiers in low value property
- Same approach could be used for care costs but would require detailed individual assessment



Resources: to find out more

- The DH Housing LIN website has a range of Factsheets and case studies
- Scottish Dementia Centre
- Elderly Accommodation Counsel
- Housing our Ageing Population: Panel for Innovation report (HAPPI)
- HICA, JRF, Extra Care Charitable Trust, Retirement Security, McCarthy & Stone websites
- Peter Fletcher Associates: 01434 684944

www.peter-fletcher-associates.co.uk

