



The Partnership for Extra Care Housing in Hampshire

*Hampshire County Council working in partnership with the
Eleven District and Borough Councils
and
Hampshire PCT*

FOREWORD	3
1 INTRODUCTION	4
2 PARTNERSHIP AIM	4
3 EXTRA CARE IN HAMPSHIRE - ESSENTIAL CHARACTERISTICS	5
4 BENEFITS OF EXTRA CARE HOUSING	5
5 A STRATEGIC COMMISSIONING APPROACH	7
6 WORKING IN PARTNERSHIP	7
7 DEVELOPING EXTRA CARE HOUSING	9
8 REVENUE FUNDING	11
9 CONTRACTING AND SERVICE DELIVERY	11
10 SERVICE MODEL	14
11 CONCLUSION	14
APPENDIX 1 : EXTRA CARE - SERVICE MODEL	16
APPENDIX 2 : HAMPSHIRE DEFINITION	17
APPENDIX 3 : POLICY CONTEXT	19
APPENDIX 4: CAPITAL DEVELOPMENT PARTNERS SELECTION CRITERIA	25
APPENDIX 5 : ASSESSMENT CRITERIA (ENHANCED)	27
APPENDIX 6: DEMOGRAPHIC TRENDS 2008 – 2025	29

Foreword

The purpose of this policy document is to set out the partnership vision for the development of Extra Care housing in Hampshire and to demonstrate the need for strategic development in order to prepare for future demographic changes.

The policy sets out agreed partnership aims, explains what is meant by 'Extra Care housing', identifying the main design aspects, and demonstrates how it will be developed. The policy also explains the links between this model of housing care and support for older people and other initiatives.

Extra Care housing is a relatively new and fast moving concept which has already demonstrated its value and popularity in other local authorities

This policy document will be regularly reviewed and updated to ensure its continuing relevance.

1 Introduction

Hampshire faces a demographic challenge in the coming decades with a substantial rise forecast in its' older population. By 2012 it is anticipated that the 85+ age group will rise by 23.4%. This generation of older people expect choice and the opportunity to adopt a positive lifestyle in their old age. Integral to this is the desire to live in their own homes for as long as possible.

This increase in the number of individuals attaining advanced old age means there will also be a steep rise in the number of those suffering the range of chronic conditions associated with advanced old age, such as reduced mobility, mental confusion and a reduction in the capacity for independent living. People will require appropriate accommodation, support and care if their independence, quality of life and wellbeing are to be preserved.

The challenge for social care commissioners and housing authorities at both County and District / Borough level lies in shaping the provision of housing support and care for older people, in a way which offers choice and ensures the aspirations and needs of an ageing population can be met.

Provision for older people with care and support needs is currently focused around sheltered housing, domiciliary care, residential care and day care. However, over the last few years a new form of provision has been developed called Extra Care housing.

This model of housing offers an opportunity to respond positively to the challenges of an increasingly elderly population, by ensuring that older people have their own accommodation whilst being part of a wider support structure. It extends the range of choices available by providing a housing based alternative to residential care where care can be provided on site twenty four hours a day, seven days a week. It can also form part of a community based regeneration development, providing facilities and community based services to support the desire for independence and promote wellbeing.

2 Partnership Aim

This is a partnership between Hampshire County Council, the eleven Hampshire Districts, and Health commissioners. The partnership's aim is to develop the highest quality Extra Care sheltered housing, comparable with any in the country in order to enhance and improve choice for all Hampshire residents. The partnership will work with other stakeholders to secure capital funding from sources such as Department of Health and the new Homes and Communities Agency to enable the development of these new schemes.

By working together to develop Extra Care sheltered housing, the partnership intends to set the standard for Extra Care housing within Hampshire. Partnership

led initiatives will also promote the independent development of additional provision by the signalling of a clear commissioning intent for the future.

There will be choice in the range of options available to older people and provision will be judged by the extent to which it reflects best practice and high quality.

3 Extra Care in Hampshire - Essential characteristics

There are two essential characteristics to Extra Care housing:

a) All new build developments must be fully accessible to all people, including wheelchair users.

For the majority, the quality and design of the accommodation and the availability of care and support on site will ensure that they will always be able to remain in their chosen home for the rest of their lives.

b) Care and support services must be accessible 24 hours a day, seven days a week

Extra Care services will ensure that inter-agency care and support can be delivered on site 24 hours a day and is able to respond flexibly to people's assessed needs whilst enabling them to retain their independence and importantly, their "own front door". (For more details please see Paragraph [10 Service model](#))

In addition, and depending on the size of the scheme and the locality, high quality communal facilities will provide a base for the delivery of the wider wellbeing agenda. and offer people the opportunity to participate in a range of activities.

For more details on the Hampshire 'model' of Extra Care please see [Appendix 1](#)

4 Benefits of Extra Care housing

Older people wish to feel safe and secure in the place in which they live, confident that they will be able to access the care they need when it is required.

Extra Care housing in Hampshire will provide accommodation for older people that offers a context for the flexible and seamless delivery of care and support, not accommodation that is constrained by care needs. For many people who may otherwise have been supported in residential care homes it offers the chance to remain independent in a home of their own for as long as possible in a

cost effective way. Older people have said that having their own front door is important to them.

'Choice and control' are delivered through personalised services, focused around the needs and aspirations of residents and people from the local community who use the services delivered on site. Services must be able to respond to their varying levels of need.

Couples will also benefit: Where one partner is less able than the other and requires care and support, Extra Care housing will allow them to stay together living in a safe and secure environment. Two bedroom apartments are to be preferred as they provide more living space, will allow visitors to stay and encourage greater family contact. Extra Care housing with its 24 hour care cover also offers the potential to meet the needs of people with dementia which less supported forms of housing cannot.

There are financial benefits for all concerned. Extra care gives access to additional government funding sources (Housing Benefit and Supporting People funding), enabling residents to retain increased levels of personal disposable income. The option to purchase a long lease allows people to retain a capital investment in a property.

Extra Care housing provides people with privacy in their own apartment, access to shared meeting rooms and facilities, and to communal space within a scheme which the local community can also use. This encourages carers and families to remain actively involved with their older relatives and attract involvement that spans the generations.

Wider benefits include the promotion of preventative and wellbeing services which increase independence and delay the need for high dependency solutions, prevent unnecessary admissions into hospital or residential care and or reduce delayed discharge from acute hospitals. Schemes offer commissioners the opportunity to deliver a wider range of well-being and day opportunity services that are modern and valued by older people. This may include life-long learning through adult continuing education classes, "clinics" by visiting health professionals or sport and leisure activities. As a centre of activity for older people within the wider local community, those who may become isolated and immobile, are able to remain active members of a community they can help to shape. Residents have the chance to meet new people and local people are effectively provided with a 'drop-in centre'.

Offering older people an attractive (non-institutional) option which will respond to their changing needs will result in the freeing up of family housing for the younger population.

There will be occasions when Extra Care housing cannot meet an individual's needs: where access to 24 hour nursing is required and cannot be provided except in a specialist unit and where behaviour challenges the service or quality

of life or other residents to an extent that it is no longer an appropriate option to remain. In such cases risk management principles must be applied or in the case of complex multi agency care packages it will be for Adult Social Care and Health colleagues to work with the individual to identify the best option for their future care needs.

5 A strategic commissioning approach

The partnerships strategic commissioning approach will be based upon :

- offering a modern alternative to residential care and sheltered housing
- evidence of need and or demand
- value for money

6 Working in Partnership

Working in partnership is essential to the successful development of Extra Care. In Hampshire it is possible to build on an existing excellent record of partnership working which has been in place for at least two decades.

6.1 Partnerships within the County Council

Partnerships exist across the whole of the County Council to ensure the best possible schemes can be developed using expertise from all sectors. Adult Services and Supporting People will work together to commission services which provide seamless care and support services, telecare will be maximised and wellbeing, recreation and heritage and many other programmes will contribute.

6.2 Partnerships with Districts and Borough Councils

Local commitment is essential to the successful delivery of Extra Care sheltered housing. The County Council will work in partnership with District and Borough Councils to identify suitable opportunities for the development of both new build and enhanced schemes. This will include working together on all aspects of partner selection, scheme development, procurement and the management of schemes. Joint nominations processes will be developed to determine access to schemes based upon assessed housing and care needs.

6.3 Partnerships with Health

Working with health commissioners and local health professionals will be key to the success of Extra Care schemes. Improved partnership working with health will provide timely input that for some service users will reduce longer term dependency on statutory health and social care services.

Where opportunities can be identified Hampshire will seek to develop schemes which will operate as community health and wellbeing facilities from which to provide a range of innovative and complementary health services for residents and the wider community. At all times the emphasis will be on prevention, enabling independence and self-care. Opportunities to develop 'Step-up step-down accommodation' should be explored to assist in reducing delayed hospital discharges or serve as a rehabilitation resource.

6.4 Partnerships with Providers

Hampshire has developed a set of criteria for the selection of capital development partners where County Council land is made available for new extra care schemes. Broadly the potential RSL partner should be able to show:

- A proven track record in securing Homes and Communities Agency or Department of Health funding
- A proven track record in innovation and design
- A proven track record in development of this or other similar sector
- Service management experience gained through managing extra care housing schemes or similar service (this may include sub-contracting)
- Experience of partnership working
- Evidence of consultation and involvement of older people in the design of schemes
- Evidence of high quality local management arrangements.

For full details see [APPENDIX 4: Capital development partners selection criteria](#)

Where the County Council is supporting an Extra Care housing proposal which is not on County land, these criteria will still be of value in the selection of any RSL development partner, probably by the District or Borough Council: The County will in these circumstances, be the commissioner of revenue funded services for support and care.

Providers will have a key role in the joint nominations process to ensure a balanced community is maintained.

6.5 Partnerships with older people

It is important that older people are offered the opportunity to help shape the future of the housing support and care services they would wish to see developed and to participate in the promotion of a positive model of old age. Older people and or their advocates will be offered real opportunities to be involved in the development of services. Providers will be required to ensure effective regular engagement with scheme residents and service users. This may be in ways such as:

- being a part of the procurement and performance management of care and support providers
- the selection, monitoring and review of any services and social activities linked to their scheme
- scheme design
- developing, monitoring and reviewing their personal care and support plans
- identifying and developing new initiatives to benefit customers and enhance their living standards

7 Developing Extra Care housing

Extra Care housing can be developed in two ways :

7.1 Developing new build schemes

Hampshire County Council have allocated £5 million of capital funding to support the development of Extra Care housing through the provision of capital grants. This is expected to be approximately 10% of the total required for the development of 400 units. Capital funding has also been available from the Housing Corporation, and will be from its' successor The Homes and Communities Agency. The Department of Health has also provided capital funding opportunities on two occasions, and Hampshire was recently a successful bidder.

Other funding and delivery options include:

- private finance (such as mortgage funding raised by a Housing provider)
- Housing provider led developments where Extra Care is a priority within their Asset Management Plan
- Hampshire County Council choosing to provide additional affordable housing on land it releases (Note : this also supports LAA priority D)
- Hampshire County Council capital with repayment
- Local Authority Grant funding
- release of exception sites at less than full market value
- capital raised through sale of units
- land and/or finance from developer contributions (s106 planning agreements)

A significant issue in financial terms is the additional costs of developing communal space (which has the potential to act as community infrastructure) which is not eligible for Homes and Communities Agency grant.

7.1.1 Sites for new build schemes

For new build developments, suitable sites must be found. The size and location of sites is crucial to the success and viability of a scheme.

Surplus County Council properties and land may be suitable for the development of Extra Care housing with one site already identified in Basingstoke and the subject of a successful bid for Department of Health funding. The development will provide a 64 unit scheme plus an excellent wellbeing and day activity facility.

The County Council will seek to use the affordable housing element of its surplus residential sites to provide the land for new Extra Care affordable housing where strategically relevant and demand can be demonstrated. It may exceptionally consider using its open market housing land, but this is an expensive option in view of the large receipt that it needs to forgo.

The extent of new housing to be provided throughout the County should normally enable sites to be identified as part of the affordable housing quota within new residential developments. Options to develop Extra Care housing in lieu of general needs housing may also be appropriate and will be promoted within the Local Development Framework process, ie securing expanding the choice in housing for older people by ensuring that a percentage of newly developed affordable housing is developed as Extra Care housing.

7.2 Remodelling and enhancing existing services

The supply of Extra Care sheltered housing may also be increased through the redevelopment and remodelling of existing sheltered housing services to provide Extra Care sheltered housing where appropriate.

New build is recognised as the preferred approach for long term provision as it ensures that the building and external areas meet the full standards of Extra Care. This will include communal space and additional facilities for both residents and the local community, such as, catering and communal activity space. However, a remodelling approach can complement a new-build strategy by providing additional capacity in a relatively shorter period of time and with less capital funding.

Remodelling or enhancement can take a variety of forms, from minor adjustments, such as the creation of facilities for care staff to facilitate twenty-four hour care to the full refurbishment of the fabric of the building. It could even be solely by commissioning additional care services to ensure that 24 hour care and support are provided on site.

Where an existing site has been remodelled without full refurbishment, it may not offer the full range of Extra Care facilities that a bespoke building design will. It will however, offer 24 hour care and, thus be able to respond to the needs of residents with higher care and support needs. In order to differentiate this model from full Extra Care, the term 'Enhanced Sheltered Housing' has been adopted.

Assessment criteria have been developed for the selection of suitable schemes to be developed as remodelled or 'enhanced sheltered housing', See [Appendix 5 : Assessment Criteria \(Enhanced\)](#)

In consultation with key local stakeholders, District and Borough Councils, Registered Social Landlords, Adult Services, Health, care and support providers and user groups, a number of schemes have been identified for development as 'enhanced sheltered housing' schemes during 2008/2009 and a similar exercise will be undertaken to identify further schemes for development over the next two years on a similar scale.

Small capital grants may be available to support minor works within schemes.

8 Revenue funding

Revenue funding sources include Supporting People, self payers or Hampshire County Council Adult Social Care Department. Revenue has already been committed by Supporting People Commissioning Body.

Social Care funding for night care will take the form of pump-priming revenue to fund the introduction of variable block contracts to "top up" existing day care contracts in specific sheltered housing schemes, thus creating the 'enhanced sheltered housing'. As a result, the schemes will be able to cope with those clients who have increasing needs for night care but who are otherwise able to live in the community. Funding has been identified for the development of three enhanced sheltered housing schemes within the first year (2008/2009) and for a further two years on a similar scale. Full details of the Report are contained at : <http://www.hants.gov.uk/decisions/decisions-docs/080725-ascexc-R0717091251.html>

9 Contracting and service delivery

Extra Care housing in Hampshire should respond not just to those who have retained most of their independent living skills but should provide a seamless service which also enables people to have the choice to live in their own homes until the end of their lives thus becoming a real alternative to residential care. This approach achieves two outcomes, supporting an increasing number of older people in a non institutional setting and reducing the unit costs of care.

Hampshire's vision for all Extra Care schemes is underpinned by the following fundamental attributes:

- a balanced community in terms of need
- a flexible, tailor-made service
- service users shaping their own environment
- a sense of 'belonging' to a community and to the wider locality

Where possible care and support services will be jointly commissioned by the County Council, in partnership with the landlord and the Housing Authority. The aim will be to Commission one provider to deliver both support and care. Older people will be able to participate in the procurement process and be offered the opportunity to express their views on the quality of that service. In this way, personalisation is ensured while safeguarding the capacity that is required to ensure that 24-hour services are available for all who need them.

Service providers will be commissioned to provide domiciliary care and housing support under a joint care and support contract. Providers will be required to work together to provide integrated care and support within the schemes under a variable block contract, which brings together a fixed capacity support element and a variable care capacity.

The Supporting People team will contract and performance monitor the service under one contract ensuring that services are tailored to the needs of each individual, providing high quality, cost-effective, joined-up care and support services. All services will be subject to effective performance monitoring arrangements to ensure costs, quality and performance are comprehensively assessed.

Care and support teams will be required to work on-site providing 24-hour cover. Flexible staffing arrangements and a 24-hour presence will enable teams to monitor and respond quickly to changes in individual needs, thus providing peace of mind to the people living in each scheme.

Providers will be required to ensure that qualified staff are always available. Each individual will have their own care and support plan and named key worker. Care and support may also be provided to people within a short distance of the scheme to form an 'extra care' neighbourhood where this is identified as a suitable approach.

Department of Health guidelines indicate that an average of 10 hours support and care per week are required for an equal mix of people with low, medium and high support needs. Extra Care unit costs offer better value for money than domiciliary care costs due to the economies of scale and the reduction in associated overhead costs such as travel. It is intended that the balance of care and support should initially be set at 70/30 in favour of care however this will be

subject to adjustment to reflect the size and nature of each scheme and the needs of the community. Supporting People funding will be provided per unit.

Care and support will be reviewed on an ongoing basis. While the level of the care contract will be governed by the needs of the individuals, the intention is to promote and maintain a balanced and vibrant community.

Joint care and support plans will be required. In the event that different providers deliver care and support a detailed service level agreement clearly defining individual roles and responsibilities, will ensure seamless service for the resident. There may be opportunities to integrate care, support and day centre provision that would not normally exist in a community setting.

The balance of care needs and hours of care and support envisaged (by care level /group) is set out in the table below. (Note : This may be the subject of local adjustment by agreement.)

Care level	Hours delivered / week	Proportion of service users
Low need	0 – 5 hours	33%
Medium need	6 – 11 hours	33%
High	11 + hours	33%

10 Service model

Reflecting the high percentage of home ownership within the County, it is important that a choice of tenure is provided. A range of options will be developed so that people are able to rent, own or part-own an apartment or bungalow within a scheme of similar units. A tenancy or leasehold agreement will ensure security of tenure. Schemes developed by the County in partnership with housing providers will primarily be affordable housing, although a proportion of open market units in each development may be provided as a means of ensuring the initial viability of the scheme.

To ensure the financial viability of schemes research indicates the optimum number of units to be between 45 and 60 units. This enables the establishment and maintenance of a vibrant community with a wide range of needs, allowing the appropriate levels of care and support to be provided on a cost effective basis. It is however recognised that many different models can be explored, particularly in rural areas where it may be possible to create a virtual scheme or 'Extra Care Neighbourhood' with care and support provided from a central base and outreach provided to the local community.

In partnership with the 11 District and Borough Councils, Hampshire has produced a definition and agreed set of outcomes for Extra Care housing, See [Appendix 1](#)

In addition, a design guide has also been developed to complement CSIP Housing LIN Fact sheet number 6 , 13 02 2008¹. This is available as a separate document.

11 Conclusion

The development of Extra Care sheltered housing will enhance the existing range of choices available to older people in Hampshire in a way which will meet 21st century aspirations.

Partnership working across all agencies is key to achieving the aim set out above (See [2 Partnership Aim](#)). By building on the existing excellent record of partnership working that exists in the County, partners will ensure the delivery of the best possible models of housing care and support. To achieve the best outcomes, schemes will be tailored to suit the needs and requirements of each community to ensure a good 'fit'.

1

http://networks.csip.org.uk/library/Resources/Housing/Housing_advice/Design_Principles_for_Extra_Care_July_2004.pdf

The principles set out in this policy document provide a framework upon which to draw. They are intended to support and guide the development of Extra Care sheltered housing and to ensure that the resulting services suit the community within which they sit.

Appendix 1 : Extra Care - Service Model

Objectives

- The creation of a balanced community in terms of need (high, medium and low level needs in equal proportions)
- a flexible, tailor-made service that encompasses both active older people and those who are less able with care and support provided in a seamless manner.
- service users shape and develop the environment in which they live
- to promote a sense of 'belonging' to a community and to the wider locality and encourage people to engage in the social life of their community, to help them maintain, increase or regain their individual potential.

Outcomes

1. Home for life
2. A balanced community
3. Enabling environment
4. Domestic in style, a building to be proud of
5. Choice of tenure
6. Local community resource
7. Seamless delivery of care and support on flexible basis– personalised to needs and wants of individual
8. Choice and control

Appendix 2 : Hampshire Definition

Hampshire Definition / Essential Criteria	
1	All residents must have security of tenure, ie all apartments must be held under a tenancy or a long lease.
2	All new build developments must be fully accessible to all people, including wheelchair users, ie all common parts of the scheme and its approaches should be fully wheelchairs accessible
3	Care and support services must be accessible 24 hours a day, seven days a week, responding to changing patterns of care on a day to day basis
4	Communal areas /Space for the provision of social, recreational and cultural facilities and staff or volunteers to support the use of those facilities
5	Mixed community with a balance of needs – low medium and high
6	All new build developments meet Homes and Communities Agency standards applicable at relevant time (including Code for Sustainable Homes)

Menu of Options / Desirables	
1	Self contained flats meeting the following standards and design guides: <ul style="list-style-type: none"> • Housing LIN ² • Lifetimes Homes • Hampshire County Council design guide
2	Telecare maximised
3	Mix 1 bed & 2 bed flats The aim is to develop as many 2 bed apartments as the site and finances will allow to ensure schemes are 'future proofed'
4	Mixed tenure to be offered, all properties to be occupied on the basis of a tenancy or a long lease

²<http://networks.csip.org.uk/IndependentLivingChoices/Housing/Topics/browse/HousingExtraCare/>

5	Scheme size 45 – 60 units
6	Well located
7	Building to be secure by design
8	Access via joint nominations process
9	Staff office with staff on site to manage building and manage care and support
10	Catering service to provide a meal at least once a day 7 days per week
11	Support people with dementia
12	Help to be provided with domestic tasks and shopping
13	Assisted bathrooms
14	Guest facilities
15	IT access in each apartment
16	Well located buggy storage
17	Guide dog friendly
18	40 % to wheelchair standards
19	Communal facilities and restaurant open to wider community
20	Range of ancillary services – laundry and hairdressers
21	Facilities for visiting external services – hairdresser, chiropodist, space for faith groups etc
22	Space for delivery of health services such as GP visits and telehealth
23	Exercise facilities with staff to support those activities
24	Educational resource facilities
25	Shop

Appendix 3 : Policy context

Hampshire County Council - Strategic Context	
<p>Hampshire Extra Care Housing – Cabinet report</p> <p>http://www.hants.gov.uk/decisions/decisions-docs/070924-cabine-R0917154016.html</p>	<p>This report agreed a long-term strategic approach to the provision of housing support and care for older people. Target set to commission 400 places in Extra Care housing between 2008 - 2013. This included the development of four new build schemes to deliver 200 of these places, with the balance commissioned by enhancing existing provision. £5m capital has been identified for investment.</p>
<p>Hampshire Local Area Agreement 2008 – 11</p> <p>http://www3.hants.gov.uk/localareaagreement.htm</p>	<p>The agreement sets targets and outcomes in relation to providing affordable housing, promoting independent living for vulnerable people and improving the health and wellbeing of people in Hampshire..</p> <p>Priority D: Improve access to housing and accommodation</p> <ul style="list-style-type: none"> NI 155 Affordable Housing NI 187 Fuel Poverty <p>Priority F: Health and Wellbeing:</p> <p>NI 139 : The extent to which older people receive the support they need to live independently at home</p> <p>NI 142 : % of vulnerable people who are supported to maintain independent living.</p> <p>(See Also NI 125,129,131,134, 136,137)</p>
<p>Hampshire Corporate Strategy</p> <p>http://www3.hants.gov.uk/corporatestrategy</p>	<p>Key priorities</p> <p>The development of extra-care housing supports the corporate objectives:</p> <p>Hampshire safer and more secure for all (Obj. 1) Extra-care offers older people the safety of care and support available on-site where they live and also the security of tenure that they would not enjoy in residential care.</p>

	<p>Maximise wellbeing (Obj. 2)</p> <p>Extra-care housing promotes independent living and empowers older people who might otherwise have required residential care. Older people living in extra care schemes also have access to additional sources of income and tend to retain a greater level of disposable income than those in residential care.</p> <p>Enhance quality of place (Obj. 3)</p> <p>Extra-care housing offers older people a higher standard of personal accommodation than they would be likely to enjoy in residential care. They also have access to a range of communal facilities that they would be unlikely to have access to otherwise Encouraging the re-use of underused or poor performing sheltered housing schemes, whether by redevelopment, new build or by enhancing the existing property will enhance quality of place.</p>
<p>Hampshire Corporate Business Plan 2008/09</p> <p>http://www3.hants.gov.uk/corporatestrategy/the_corporate_business_plan.htm</p>	<p>Extra Care contributes to the achievement of a number of business plan targets including:</p> <ul style="list-style-type: none"> • Implementing schemes that provide care at home and prevent hospital admissions. • Expanding the use of telecare • Promoting independent living and inclusion. • Providing an alternative to residential care. • Providing modern day care facilities.
<p>The Hampshire Sustainable Community Strategy</p> <p>http://www.hampshirestrategicpartnership.org.uk/pages/sustaincommunitystrategy.htm</p>	<p>This strategy reflects sustainable community strategies prepared by Local Strategic Partnerships for the 11 districts and boroughs in Hampshire. It proposes a set of longer term ambitions for the county including provision of affordable housing, inclusive cohesive communities and improved health and wellbeing.</p>
<p>Putting People First - Shaping your future, choosing your care.</p> <p>http://www3.hants.gov.uk/adult-services/commission-</p>	<p>This document examines future services for adults in need of support and care. It places an emphasis on dignity, choice and control over the support they receive – all philosophies adopted by</p>

personalisation	<p>this Extra Care.</p>
<p>Older Persons Wellbeing Strategy http://www3.hants.gov.uk/search?cx=009988739743092233991%3A4hx6rzq-jqg&cof=FORID%3A11&q=Older+Persons+Wellbeing+Strategy+&sa=Search#976</p>	<p>This strategy focuses on housing and home, neighbourhood, social activities and networks, getting out and about, income, information, health and healthy living. Extra Care has an impact on many of these issues.</p>
<p>Adult Services Modernisation Strategy http://www.hants.gov.uk/decisions/decisions-docs/061218-cabine-R1214095626.html</p>	<p>The strategy sets out a vision to develop alternative ways of delivering care through integrated work with partners. It emphasises the development of housing-based options for vulnerable people. Extra Care housing is a key aspect.</p>
<p>Adult Services Capital Strategy Cabinet 23 July 2007 http://www.hants.gov.uk/decisions/decisions-docs/070723-cabine-R0716101516.html</p>	<p>Sets out the intention to work with partners to develop projects which will increase the supply of Extra Care housing throughout the county through a combination of remodelling existing sheltered housing schemes and new build developments.</p>
<p>Adult Services Departmental Objectives</p>	<p>Extra Care housing supports the department’s overall strategic direction for older people by enabling the majority of people to maximise control over their choice to live in their own homes until the end of their lives.</p> <p>Performance priorities</p> <p>Extra Care services will contribute positively to a range of PAF indicators used to measure departmental performance as grouped by the following Commission for Social Care Inspection Outcomes</p> <p>Outcome 1 - Vulnerable people are treated in a way which maximises wellbeing, independence and inclusion</p> <p>Outcome 2 - Right care in the right place at the right time for users</p> <p>Outcome 3 - Vulnerable people are protected</p> <p>Outcome 4 - Delivering a high quality, cost effective service to the vulnerable people of</p>

	Hampshire
Hampshire County Council Adult Services Older People and Physical Disabilities Service Plan 2008/9	<p>Aims include :</p> <ul style="list-style-type: none"> • choice and control, • maximise independence, • provide safe and supportive services • enable community support and development. <p>Extra Care contributes to all these aims.</p> <p>There is also a desire to move emphasis from day care towards integration in to social community facilities and shorter term interventions</p>
<p>Joint Commissioning Strategy for Older People's Mental Health (2008- 2011)</p> <p>http://www3.hants.gov.uk/adult-services/aboutas/consultation-involvement/consultation-outcomes/older-people-mental-health-consultation/op-mh-consultation-document.htm</p>	<p>The first step for supporting older people with mental health needs is promoting their health and wellbeing while still within the community. Extra Care housing contributes to many of the strategic priorities, including promoting independence and access to wellbeing services and providing pathways in and out of hospital.</p>
Better Housing Options Programme	<p>The Adult Services Department is working to extend the choice of supported accommodation in Hampshire including the development of new build Extra Care schemes.</p>
<p>Hampshire Supporting People, Strategic Review – Older persons' services</p> <p>http://www3.hants.gov.uk/supporting-people/sp-about-us/sp-strategy.htm#older-persons-review</p>	<p>Priorities identified include:</p> <ul style="list-style-type: none"> • A requirement for Extra Care accommodation • Greater use of assistive technology and telecare support
<p>Supporting People - Revenue funding commitment</p> <p>http://www3.hants.gov.uk/supporting-people/sp-groups/sp-ccg.htm</p>	<p>Revenue funding commitment made in June 2007 to enable strategic development of extra care housing across the county.</p> <p>Total available = £700,000 pa</p>
<p>Hampshire Supporting People Strategy 2005-2010</p> <p>http://www3.hants.gov.uk/supporting-people/sp-about-us/sp-</p>	<p>Aims include ensuring all services meet evidenced need and are delivered in line with the Hampshire Supporting People Policy Framework to be achieved by undertaking a reviews which will</p>

<p>strategy.htm#5-strategy</p> <p>National Supporting People Targets</p> <p>http://www.communities.gov.uk/documents/localgovernment/pdf/542434</p>	<p>ensure services area a 'strategic fit' and value for money.</p> <p>The SP programme nationally seeks delivery of three key areas of performance from the housing-related support sector, measured through national key performance indicators. In particular, this involves supporting people in maintaining independent living. (See also NI 142)</p>
<p>Joint Strategic Needs Assessment</p>	<p>This planning tool is nearing completion and will give the county a huge amount of population data that will inform decision making regarding investments for the future.</p>
<p>Hampshire County Council Research Report :</p> <p>'Providing a context and setting priorities in accommodation and care for older people in Hampshire' by Nigel Appleton</p> <p>http://www3.hants.gov.uk/supporting-people/sp-about-us/sp-strategy.htm</p>	<p>This report suggests four drivers for the development of extra care housing in Hampshire:</p> <ul style="list-style-type: none"> • Current and future number of older people in Hampshire • Indicators of need for each district and borough • Balance between those factors and current supply of appropriate options • Strategic and practical readiness of local stakeholders
National / regional documents	
<p>DoH 2005 Green Paper Independence, wellbeing and choice</p> <p>http://www.dh.gov.uk/en/Publicationsandstatistics/Publications/PublicationsPolicyAndGuidance/DH_4106477</p>	<p>The paper outlined the government's vision for the delivery of adult social care, including services for older people. Extra Care services will deliver many of the key outcomes including increased choice and control for service users and preventative services.</p>
<p>2001-2010 National Service Framework (NSF) for Older People</p> <p>http://www.dh.gov.uk/en/Publicationsandstatistics/Publications/PublicationsPolicyAndGuidance/DH_4003066</p>	<p>The NSF emphasises prevention and maximising independent living. Extra Care will deliver many of the key outcomes including promoting older people's health and providing person-centred services.</p>
<p>More Choice, Greater Voice (Feb 2008)</p>	<p>This guides commissioners in the development of a whole system approach to housing, care and</p>

http://www.integratedcarenetwork.gov.uk/index.cfm?pid=462&catalogueContentID=2545	<p>support and maximising opportunities for partnership working. This policy is based on a strong partnership approach as recommended.</p>
<p>South East Plan</p> http://www.southeast-ra.gov.uk/southeastplan/index.html	<p>The plan champions the use of Extra Care housing and the associated facilities to contribute to community infrastructure and sustainable communities. Hampshire aims to develop integrated community based schemes which offer extensive flexible communal facilities.</p>
<p>Regional Housing Strategy – 2006 onwards</p> http://www.seeda.co.uk/work_in_the_region/development_&_infrastructure/housing/regional_housing_strategy/	<p>Identifies people with a learning disability and frail older people as priorities. Both of these groups can be catered for within Extra Care schemes.</p>
<p>A Sure Start to Later Life - Social Exclusion Unit 2006</p> http://www.integratedcarenetwork.gov.uk/icn/index.cfm?pid=105&catalogueContentID=460	<p>Promotes Extra Care as means of reducing isolation and vulnerability and enhancing social inclusion.</p>
<p>Our Health, our care, our say: A new direction for community services 2006</p> http://www.dh.gov.uk/en/Healthcare/Ourhealthourcareoursay/index.htm	<p>The key themes of prevention and well-being, focussing more support on people with long-term conditions and enabling services to be provided closer to where people live will be met by Extra Care schemes.</p>
<p>Everybody's Business – Integrating mental health services for older people, CSIP 2005</p> http://kc.csip.org.uk/upload/factsheetproviders.pdf	<p>Extra Care housing is seen as important to enable older people with dementia to remain in the community.</p>
<p>Lifetime Homes, Lifetime Neighbourhoods: A National Strategy for Housing in an Ageing Society</p> http://www.communities.gov.uk/publications/housing/lifetimehomesneighbourhoods	<p>This strategy promotes the development of preventative services and making links with housing, health and care. All things that will be achieved by our scheme.</p>

Appendix 4: Capital development partners selection criteria

Capital development partners		
Selection criteria		
1	Access to funding and HC status	'Green light' status for capital development with Housing Corporation ³ (i.e. must be a strategic development partner organisations or be linked through a group structure or development arrangement) and have a proven track record of ability to secure Housing Corporation or Department of Health funds, private finance and RSL funds particularly in relation to extra-care housing schemes or similar sector.
2	Design and innovation	Proven track record in innovation and design, demonstrating an understanding and commitment to the principles of Lifetime Homes, adherence to DDA regulations and possess Eco homes standard 'Very Good' or other standard such as Sustainable building Code once introduced (including undertaking financial risk and environmental impact assessments).
3	Development record	Proven track record of developing high quality extra care housing schemes for older people or other similar sector within agreed time scales.
4	Service delivery	Experience of managing extra-care housing schemes for older people or another relevant client group including direct care/support provision or commissioning experience which may include sub-contracting arrangements or innovative methods of service delivery.
5	Partnerships	Experience of partnership working with statutory sector, i.e. Adult Social Care/Housing/Health evidenced by 3 written references from other statutory bodies.
6	Consultation	Consultation and involvement by older people (or another client group) in the design of extra care schemes or similar sector.
7	Local Management base	Demonstrate a commitment to the local community and ability to provide an efficient, timely, responsive service to residents.

³ Now Homes and Communities Agency

Appendix 5 : Assessment Criteria (Enhanced)

Assessment Criteria				
Suitability of scheme for revenue investment (Enhanced Sheltered Housing)				
Name of scheme:		District / Borough :		
		Provider:		
		Scheme capacity:		
		Yes	No	Comments
1	Scheme development is actively supported by ASD / Fits with ASD strategy			
2	Scheme development is actively supported by Provider			
3	Scheme development is actively supported by Housing Department			
4	All parties agree upon development of joint nominations process / agreement in place			
5	Facilities available for staff use			
6	Stock condition assessment: location, accessibility, is building 'fit for purpose'?			
7	Minor capital input requirement; estimated cost of works and funding options			
8	Analysis of demand vacancies and turnover			
9	Local alternative provision			
10	Wellbeing; Are there other opportunities to develop 'added value'?			
11	Views of existing tenants to proposed changes?			
12	Community outreach possibilities			

13	Telecare installations in situ or planned			
14	Local re-ablement projects – options for linkage			

Appendix 6: Demographic trends 2008 – 2025

Hampshire population aged 65 and over, in five year age bands, projected to 2025

	2008	2010	2015	2020	2025	% increase 2008 – 25
People aged 65-69	61,600	67,100	83,100	73,800	81,600	
People aged 70-74	53,700	55,700	63,900	79,500	71,000	
People aged 75-79	45,200	46,200	51,200	59,300	74,000	
People aged 80-84	33,200	34,900	38,900	44,400	51,900	
People aged 85 and over	31,900	33,900	40,300	48,400	59,600	
Total population 65 and over	225,600	237,800	277,400	305,400	338,100	49.87%

Basingstoke	2008	2010	2015	2020	2025	
People aged 65-69	6,600	7,300	9,500	8,400	9,200	
People aged 70-74	5,400	5,700	6,700	8,800	7,800	
People aged 75-79	4,300	4,400	5,100	6,100	7,900	
People aged 80-84	2,900	3,100	3,600	4,300	5,100	
People aged 85 and over	2,600	2,700	3,200	4,000	5,000	
Total population 65 and over	21,800	23,200	28,100	31,600	35,000	60.55%

East Hants	2008	2010	2015	2020	2025	
People aged 65-69	5,500	6,000	7,400	6,500	7,200	
People aged 70-74	4,700	4,900	5,700	7,000	6,200	
People aged 75-79	3,800	4,000	4,500	5,300	6,600	
People aged 80-84	2,900	3,000	3,400	4,000	4,700	
People aged 85 and over	2,900	3,100	3,700	4,500	5,700	
Total population 65 and over	19,800	21,000	24,700	27,300	30,400	53.54%

Eastleigh	2008	2010	2015	2020	2025	
People aged 65-69	5,300	5,800	7,400	6,900	7,500	
People aged 70-74	4,600	4,900	5,500	7,000	6,600	
People aged 75-79	3,800	3,900	4,500	5,100	6,500	
People aged 80-84	2,900	2,900	3,200	3,800	4,400	
People aged 85 and over	2,500	2,700	3,100	3,600	4,500	
Total population 65 and over	19,100	20,200	5.76% 23,700	24.08% 26,400	38.22% 29,500	54.45%

Fareham	2008	2010	2015	2020	2025	
People aged 65-69	5,700	6,300	7,500	6,600	7,500	
People aged 70-74	5,200	5,300	6,000	7,200	6,400	
People aged 75-79	4,500	4,600	4,900	5,600	6,700	
People aged 80-84	3,100	3,300	3,800	4,200	4,900	
People aged 85 and over	2,900	3,100	3,700	4,500	5,500	
Total population 65 and over	21,400	22,600	5.61% 25,900	21.03% 28,100	31.31% 31,000	44.86%

Gosport	2008	2010	2015	2020	2025	
People aged 65-69	3,600	3,900	5,200	4,600	5,500	
People aged 70-74	3,400	3,500	3,900	5,200	4,600	
People aged 75-79	2,900	2,900	3,200	3,700	4,800	
People aged 80-84	2,000	2,100	2,500	2,800	3,200	
People aged 85 and over	1,900	2,000	2,300	2,800	3,500	
Total population 65 and over	13,800	14,400	4.35% 17,100	23.91% 19,100	38.41% 21,600	56.52%

Hart	2008	2010	2015	2020	2025	
People aged 65-69	4,100	4,400	5,200	4,400	4,800	
People aged 70-74	3,300	3,500	4,100	4,900	4,300	
People aged 75-79	2,400	2,700	3,300	3,800	4,600	
People aged 80-84	1,700	1,800	2,200	2,800	3,300	
People aged 85 and over	1,600	1,800	2,200	2,800	3,600	
Total population 65 and over	13,100	14,200	8.40% 17,000	29.77% 18,700	42.75% 20,600	57.25%

Havant	2008	2010	2015	2020	2025	
People aged 65-69	6,400	6,800	8,100	7,300	8,100	
People aged 70-74	5,800	5,900	6,400	7,800	7,000	
People aged 75-79	5,200	5,200	5,400	5,900	7,200	
People aged 80-84	3,600	3,800	4,200	4,500	5,000	
People aged 85 and over	3,200	3,400	4,000	4,900	5,800	
Total population 65 and over	24,200	25,100	3.72% 28,100	16.12% 30,400	25.62% 33,100	36.78%

New Forest	2008	2010	2015	2020	2025	
People aged 65-69	10,400	11,500	13,800	12,400	13,500	
People aged 70-74	9,500	9,800	11,400	13,700	12,400	
People aged 75-79	8,500	8,500	9,200	10,800	13,100	
People aged 80-84	6,600	6,800	7,300	8,100	9,600	
People aged 85 and over	6,900	7,300	8,400	9,800	11,700	
Total population 65 and over	41,900	43,900	4.77% 50,100	19.57% 54,800	30.79% 60,300	43.91%

Rushmoor	2008	2010	2015	2020	2025			
People aged 65-69	3,200	3,300	4,200	3,700	3,900			
People aged 70-74	2,700	2,700	3,000	3,700	3,300			
People aged 75-79	2,200	2,300	2,400	2,700	3,400			
People aged 80-84	1,700	1,800	1,900	2,100	2,400			
People aged 85 and over	1,600	1,700	2,000	2,300	2,800			
Total population 65 and over	11,400	11,800	13,500	18.42%	14,500	27.19%	15,800	38.60%

Test Valley	2008	2010	2015	2020	2025			
People aged 65-69	5,500	6,200	7,600	6,600	7,500			
People aged 70-74	4,700	4,800	5,900	7,300	6,400			
People aged 75-79	3,700	3,800	4,400	5,400	6,700			
People aged 80-84	2,700	2,900	3,300	3,900	4,800			
People aged 85 and over	2,700	2,900	3,500	4,300	5,400			
Total population 65 and over	19,300	20,600	24,700	27.98%	27,500	42.49%	30,800	59.59%

Winchester	2008	2010	2015	2020	2025			
People aged 65-69	5,300	5,700	7,300	6,400	6,900			
People aged 70-74	4,400	4,700	5,400	6,800	6,000			
People aged 75-79	4,000	3,900	4,400	5,000	6,400			
People aged 80-84	3,100	3,300	3,400	3,900	4,600			
People aged 85 and over	3,200	3,400	4,200	4,900	6,100			
Total population 65 and over	20,000	21,000	24,700	23.50%	27,000	35.00%	30,000	50.00%