

# Business Support Overview and Scrutiny Committee

BRIEFING NOTE – No. 04/14

**Date:** 28 JANUARY 2014

**Briefing paper to:** All Members of the Business Support Overview & Scrutiny Committee

**Purpose:** This briefing note was requested by Members at the meeting of this Committee on 5 December 2013.

## Extra Care Accommodation:- Need and Provision

Over a number of years the Strategic Housing Service and Adult Social Care have worked together to monitor and assess services needs for extra care accommodation. The most recent assessment was undertaken in partnership with the Institute of Public Care who are part of Oxford Brookes University and was completed in 2011.

This work identified the need for 355 extra care units in Medway for the current population rising to between 490 and 533 over a ten-year period, including both rented and shared ownership accommodation.

The approach taken in Medway to help meet this need has been based upon the provision of new schemes via the Council's ability to secure affordable housing through s106 agreements as part of the planning process. This is an innovative approach and Medway is believed to be one of the most successful authorities to deliver extra care units via s106 obligations.

This approach allows the Council to secure the delivery of schemes through the wider regeneration agenda ensuring that vulnerable older residents are able to benefit from the regeneration of sites and new development. The resulting schemes deliver high quality accommodation that contributes to the development of sustainable communities, by integrating older people within those developments. Unlike other delivery models including PFI the schemes are delivered at no capital cost to Medway Council.

To date this approach has delivered 3 schemes of 163 homes with an overall value of more than £24m. A further 2 schemes are expected to start on site within the next year and will provide an additional 105 homes with a value of £16m.

In addition provision on 2 further sites is being discussed with developers and Housing Associations. The Council will continue to work with developers and Housing Associations to identify and deliver future schemes.

A review of the future needs analysis has been programmed to be undertaken in 2015. It will consider developments undertaken to date, their ability to offer suitable affordable accommodation with the provision of flexible care, to help meet clients needs and future requirements.

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