

Appendix T9

**Extract from report to the
Environment Executive of Cheshire
County Council, 11 November 2004**

Accompanies the report

Continuing care retirement communities

A guide to planning

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Extra Care Housing

7. *Following the approval of the approach to oversupply in June 2004, a report has been considered by the County Council with regard to a new form of housing for the elderly (see Appendix 3). Extra care housing can be defined as housing for elderly people of a range of abilities and requiring varying levels of care, where the accommodation is provided in apartments or flats of varying tenures with shared facilities for eating, social activities and healthcare and includes community facilities for elderly non residents and 24 hour on site care facilities for residents. Extra care housing offers the opportunity of independence with the knowledge of a secure environment which will meet the varying needs of the residents throughout their retirement.*
8. *Initial work by Social Services indicates that 2000 extra care units are needed many of which could replace existing sheltered or residential home places. Provision could range from the demolition of existing outdated sheltered units to the adaptation of general housing, sheltered housing and residential care home accommodation, along with new build projects. Accordingly, not all of the 2000 extra care units would constitute a net addition to the housing stock as they would replace existing units.*
9. *Residential and nursing home places are not included within housing supply figures as they are in a different use class. However, sheltered housing schemes where the residents have some shared facilities, separate flats and no on-site care facilities are included within the general housing supply figures. The County Council has been advised by GONW that extra care housing can be excluded from housing supply figures and can therefore be seen as an exception to restraint within the County. The exclusion is possible as the accommodation is not fully self contained and like student accommodation is for a very specific group of people and not available to the wider population. In addition, extra care developments are seen as a focus for activities and care for the wider elderly population and accordingly include community facilities available to non residents. Accommodation for over 55s and general sheltered accommodation does not provide the community or care element provided by extra care housing and also may have limited or no shared facilities. Flats and sheltered housing for over 55s should be accommodated within general housing supply. Where there is a concern that over 55s accommodation is needed but is not being provided by private developers it should be secured in general development as part of the requirement for balanced communities and could be specified in site planning briefs. The private sector can develop extra care housing, however evidence of need for such a development along with the nature of facilities and services, must be the subject of early discussion with social services.*

10. *It is proposed that an exception is made for Extra Care housing where the following applies:*

- *The development is justified by Social Services assessment of district requirements and this local need has not already been met by other facilities.*
- *The provision of the in house care team is supported by Social Services and they have nomination rights or if this is not the case the provision of 24 hour care team is secured in perpetuity through a legal undertaking and the nature of the care provision is agreed with Social Services.*
- *There are no restrictions on the level of health and ability of the residents and ideally there should be a mix of people ranging from those who need daily care to independent elderly.*
- *There are appropriate communal and shared facilities in order to provide for the range of day to day needs.*
- *There are communal facilities which are available to non residents.*
- *It is proposed that the County Council would liaise with the Districts to ensure a consistent approach throughout the County'.*