Extra Care Housing and Supported Living Strategy

2016 - 2025

Contents

1. Introduction 3

What is Extra Care Housing and Supported Living? 4

2. Strategic intentions 5

3. What older people in Cumbria think about Extra Care housing 6

What people with learning disabilities in Cumbria think of Supported Living accommodation. 7

4. Developing an Extra Care/Supported Living partnership in Cumbria 8

Basic principles underpinning development of Extra Care and Supported Living accommodation in Cumbria 8

5. The presenting challenges in Cumbria 9

6. Demand for and supply of Extra Care housing for older people in Cumbria 10

Providing Extra Care housing support in smaller settlements 11

7. Demand for and supply of Supported Living accommodation for younger adults in Cumbria 12

8. Financial information 14

9. Extra Care Housing and Supported Living – the route to market 15

10. Extra Care Housing Development Opportunities 16

Appendix A 17
Existing Extra Care housing in Cumbria, and developments underway

Appendix B 18
Existing Supported Living accommodation in Cumbria, and developments underway

1. Introduction

This ambitious strategy outlines the intention to develop Extra Care housing and Supported Living accommodation for the people of Cumbria.

Cumbria already has some excellent examples of both Extra Care and Supported Living accommodation, but there is not enough to allow all of the population over the large geography of the county the opportunity to choose it. Cumbria County Council is committed to ensuring that people who need care and support get the choice of the best and most up to date provision.

The districts of Cumbria have many diverse characteristics, and different patterns of housing and care will be needed in different population centres. The Council is open to ideas about how best to develop the right services in the different areas of the county, and invites the involvement of organisations that can contribute to the discussion.

The first priority is to offer people excellent care at home. If people need a higher level of care than can be offered in their own home, then we want to offer alternatives such as Extra Care and Supported Living accommodation in each population centre so that people get the choice to continue to live independently.

By 2025, we want Cumbria to have as much high quality housing with care as is needed to give everyone that choice, and Cumbria County Council is looking for partners who want to help to deliver it. A process is being put into place to allow the Council to work with new and existing partners to develop both large scale Extra Care housing and Supported Living schemes, alongside locally responsive initiatives that will benefit smaller communities.

The purpose of this strategy is to develop upon the strategic commissioning intentions of the Commissioning Strategy for Care and Support delivered by Adult Social Care (2016-2020). One key priority of the Commissioning Strategy specifically regards the development of Extra Care housing and Supported Living accommodation.

This Extra Care Housing and Supported Living strategy has been consulted upon in parallel with the Commissioning Strategy. As part of this process, Cumbria County Council undertook engagement and discussions with District Councils, the market of potential developers from all sectors, and also the Homes and Communities Agency regarding funding opportunities. It is anticipated that this work has enabled us to progress the development of Extra Care housing and Supported Living accommodation at scale and pace.

What is Extra Care housing and Supported Living?

Extra Care housing is sometimes referred to as ‘assisted living’, or ‘very sheltered housing’. It is housing designed with the needs of frailer older people in mind, and with varying levels of care and support available on site.

People who live in Extra Care housing have their own self-contained homes, their own front doors and a legal right to occupy the property. Extra Care housing comes in many built forms, including blocks of flats, bungalow estates and retirement villages. It is a popular choice among older people because it can provide an alternative to moving to a residential care home.

In addition to the communal facilities often found in sheltered housing (e.g. residents’ lounge, guest suite, laundry), Extra Care may include a restaurant or dining room, health and fitness facilities, hobby rooms and computer rooms. Domestic support and personal care are available, usually provided by on-site staff. Properties can be rented, owned or part owned/part rented.

Supported Living is a term used to describe the equivalent type of ‘accommodation with care’ provision but for younger adults, most often with learning disabilities, and sometimes for people with physical disabilities.

In Cumbria, Extra Care housing and Supported Living accommodation will be part of a continuum of care and support solutions, ranging from support within communities and care for people in their own homes, specific retirement accommodation with or without care, to high-level residential and nursing care.

2. Strategic intentions

There is strong commitment to developing Extra Care and Supported Living accommodation in all of the districts of Cumbria.

Cumbria County Council's **Council Plan (2014-17)** states the following.

'To support older and vulnerable people to live independent and healthy lives we will … invest in Extra Care Housing to enable people to live independently for as long as possible.'

The **Cumbria Housing Strategy and Investment Plan (2011-15)** is produced in partnership through the Cumbria Housing Executive Group. The Group comprises representatives from the six District Councils (the strategic housing authorities of Cumbria), the Lake District National Park, Cumbria County Council, a Registered Providers' representative, and the Chair of the Housing Forum.

The strategy's second 'key theme' is Vulnerable People, Supporting Independence. The following statement is made within this theme.

'We want vulnerable people to have access to Extra Care Housing as and when appropriate.'

Cumbria County Council's **Commissioning Strategy for Care and Support delivered by Adult Social Care (2016-20)** highlights the following strategic actions.

- Increasing the supply of Extra Care and other supported housing.
- Increasing the use of 'support at home' services for older people with lower-level eligible needs.
- Reduction in the overall number of placements of older people in residential and nursing care, with priority given to people with high-level needs.

The **Cumbria Deal** (which has recently been proposed to government), states that Cumbria's *'ageing population will […] need suitable housing that promotes independent and supported living'.* Through the proposed Deal, there is a commitment to creating a mix of housing that can meet the needs of the entire community including older people and the disabled.

3. What older people in Cumbria think about Extra Care housing

National evidence shows that older people prefer to remain independent for as long as possible, and to retain 'their own front door' for as long as they can.

Cumbria County Council and the NHS commissioned a consultation about the future of services for older people in 2009. This consultation was called Shaping Our Lives. The consultation report described barriers that stand in the way of people choosing to stay at home. Key concluding messages from the work support the development of Extra Care housing.

- The housing needs of older people should not be a secondary consideration to care needs and care services. Older people want a secure, accessible and affordable place in which to live.
- Older people want to stay in their own homes, receiving domiciliary care when and if needed. The barriers in the way of them doing this are

    - Concerns over standard of care
    - Lack of accessible, reliable and frequent appropriately-timed transport
    - Lack of affordable and reliable services to help with house and garden maintenance and repairs, particularly small jobs
    - Delays to adaptations to home
    - Fear and isolation

- The vast majority of people do not want to live in residential care homes.
- Extra Care housing was viewed positively by people when anticipating situations which meant they may have to move from their own home.
- Many older people expect to participate in decisions affecting them. This is true for all aspects of their lives, including housing.

"I was in hospital for a while and I had to go home again but I was no good. I couldn't cope at all. Then they came from Carlisle to tell us that they were building this place and showing us photographs and all that sort of thing and if you were interested to apply, which I did, and it's one of the best decisions I've ever made because it's brilliant … absolutely … I love it!"
Resident from Station View, Barrow-in-Furness

"The loss of my allotment was a wrench for me. Now I have the raised beds and my granddaughter has been helping me plant vegetables it has made a big difference to me. I have also been able to plant a memorial rose for my wife."
Resident from Monkwray Court, Whitehaven

"I absolutely love living here, especially having the space and privacy of my own little flat, having my own bathroom again feels so special, you don't realise that until you have to share. I have made so many new friends here from attending all the social events in the lounge. I think everyone who lives here is very happy, we are all really lucky".
Rita, Station View, Barrow-in-Furness

"Extra Care is a good thing because it feels like home. It's very reassuring to know there is always someone around if I need it. The staff and tenants are more like friends. Extra care housing isn't for everyone but it should be an option and people should try it"
Lou, Sycamore House, Carlisle

What people with learning disabilities in Cumbria think about Supported Living accommodation.

In September 2014, learning disability stakeholders held an Open Space event called 'Improving the lives of Adults with Learning Disabilities in Cumbria'. Amongst the key priorities voted for by the attendees were:

- Having choice of where we live and with who, and who supports us
- Housing: how to make it better and more available

4. Developing an Extra Care/Supported Living partnership in Cumbria

Extra Care and Supported Living accommodation is best developed in partnership. It is proposed that future work to develop Extra Care and Supported Living accommodation should be done through a network of contributors, and that all who are involved make the most of the experience, relationships and assets that they bring to the table.

Existing and potential partner organisations

- Cumbria County Council - authority with Adult Social Services responsibility.
- The six District Councils - Housing Authorities.
- The Homes and Communities Agency (HCA).
- Registered Social Landlords/Providers.
- Private developers and home builders - essential to develop a 'mixed economy' of provision, especially as 65-70% of the population of Cumbria are owner-occupiers.
- Registered Care Providers - supply the care and support in Extra Care and Supported Living.

Basic principles underpinning development of Extra Care and Supported Living accommodation in Cumbria

This Extra Care and Supported Living strategy is based upon the following principles.

- Extra Care housing and Supported Living accommodation contains social care services that support people up to high levels of need. People who are tenants of Extra Care and Supported Living should have social care needs at a level that will benefit from such services (i.e. a level that would otherwise be met with intensive domiciliary care packages or in residential care).
- Cumbria County Council will have nomination rights for the schemes to ensure that all of the benefits of 'accommodation with care' are realised.
- Extra Care premises should be of sufficient build and design quality, and the care and support within them should be delivered at a level of capability to ensure that people with frailty, complex needs and dementia are well supported for as long as possible.
- Extra Care should be central to communities, and opportunities for them to become linked with other organisations and to be focal points for inter-generational community activity will be encouraged.
- People living in Extra Care and Supported Living schemes will get the benefit of all of the mainstream community services and activities that are generally available.

5. The presenting challenges in Cumbria

Cumbria County Council's **Commissioning Strategy for Care and Support delivered by Adult Social Care (2016-20)** highlights the following presenting challenges to the delivery of adult social care and support in Cumbria.

Increased demand

- The Cumbrian population is 'super-ageing'. This means that the population of Cumbria is ageing faster than the rest of the UK population and the number of people of working age is reducing. By 2020, nearly 25% of the Cumbria population will be aged over 65.
- There is a significant growth in the number of people aged over 85 and an associated rise in the number of people living with dementia, complex needs, and frailty. There are also more people with sensory loss and more people living alone.
- There are a growing number of people aged over 65 who have a learning disability and associated frailty.
- There are more people with complex and challenging needs, including people with learning disabilities, autism and dementia.

These increases in demand will pose real challenges to the delivery of care and support.

In addition, the overall spending on Adult Social Care has to reduce. The best way to do this is to change the balance of services and spend a lower proportion of the budget on residential care and a higher proportion on prevention, rehabilitation, supported housing and care and support in local communities. The proposed 'new model of care' will change this balance.

Extra Care and Supported Living accommodation will play a key role in this 'new model of care', enabling people to maintain their independence and benefit from living in their own homes and communities for longer.

The Council's commissioning strategy commits to this with the following intentions.

Increasing the supply of Extra Care and other supported housing

- The Council will accelerate the process to develop Extra Care housing in Cumbria to provide better accommodation suited to the needs of older people, and an alternative to residential care.
- The Council will work with District Councils to identify any traditional sheltered accommodation that could be remodelled to meet higher-level needs or re-designed for alternative use.
- The Council will work with partner councils, developers, housing partners, and the HCA to develop more schemes where people have their own accommodation rather than residential care or shared housing, with the intention that more people move into mainstream housing or supported living.

Reduction in the overall number of placements of Older People in residential and nursing care

Council-funded residential and nursing care home placements for Older People will be limited to people with the highest level of need, including people with dementia, frailty and complex needs. People will only be placed in these services when all other options have been exhausted.

By 2020, proportionally less money each year will be spent on these placements. Instead, resource will be redirected to support more people in their own homes, either within Extra Care housing or with domiciliary care that can meet their specific needs.

Increasing the use of 'support at home' services for Older People with lower-level eligible needs

The reduction in residential and nursing care home placements should be balanced by an increased use of more cost-effective 'support at home' services for Older People with lower-level eligible needs. This will entail the following.

- An increase in the number of hours of support purchased a year. This will include care in Extra Care housing as well as traditional domiciliary care.
- Increased use of Assistive Technology, equipment and minor adaptations to enable people to live independently.

6. Demand for and supply of Extra Care housing for older people in Cumbria

Cumbria County Council's **Commissioning Strategy for Care and Support delivered by Adult Social Care (2016-20)** recognises that the 'super-ageing' population will mean that more older people will be requiring the support of adult social care services to live independently in their own homes and communities.

Extra Care housing is capable of supporting people at higher levels of need. Such levels of need have in the past often meant that people have been placed in residential care. It also typically caters for people with lower levels of need in order to sustain their independence and prevent their needs from escalating too quickly.

A nationally-used formula for determining the right amount of Extra Care housing for the population of an area has been devised by health and social care intelligence consultants Planning4Care. Through this we have determined the following approximate figures for the purpose of illustration, to show that people who could be benefiting from Extra Care housing are using other forms of care and support, provision such as residential care. (The round figures are based upon the proportion of the Cumbria population in each district, taking the main demographic (age) profiles of the district populations into account.)

- In 2016, Cumbria requires around 2,150 units of Extra Care housing. At present there are just under 700 units of Extra Care available or under development and soon to be delivered (See Appendix A). **There is presently a shortfall of around 1,450 units.**
- By 2025, based upon ONS population projections, Cumbria will need around 2,800 units of Extra Care housing. Based upon the present supply, **in 2025 there will be a shortfall of around 2,100 units.**

This amount of Extra Care housing provision in Cumbria would reduce the overall proportion of eligible older people in residential care, and ensure that more people in the county receive services that support them to live independently in their own homes. In addition, it would offer better housing for older people with lower levels of need which they would be able to live in for longer without recourse to residential care.

Table A: Analysis of current supply of Extra Care housing (2015) against projected demand estimates for 2025

District	Projected demand for ECH for Older Adults by 2025	Current Supply (2015) (including schemes under development)	Shortfall in ECH / provision required by 2025
Allerdale	540	111	429
Barrow	340	41	299
Carlisle	550	161	389
Copeland	350	61	289
Eden	320	125	195
South Lakeland	700	200	500
Cumbria Totals	**2,800**	**699**	**2,101**

(Demand analysis data provided by 'Social Care Strategies', October 2015)

Providing Extra Care housing support in smaller settlements

In Cumbria, there are many settlements with smaller populations where there may be a lower demand for Extra Care housing.

In these situations alternative approaches to service provision might be taken to offer similar levels of risk management, care and support to people living in their own homes as is provided within Extra Care housing schemes.

The service model should consist of the following basic elements.

- Mobile domiciliary care and support services available in a geographical area.
- Greater use of community alarm and Telecare services backed up by a response service, 24/7.
- Mobile technology to be used to alert workers in emergencies, and provide service user information, etc.
- The use of NHS telemedicine to monitor a person's vital signs from home.

In some circumstances, local housing developers or those from the commercial sector are able to build and sustain smaller Extra Care housing schemes that can meet the lower levels of demand found in smaller settlements. Where this occurs, the Extra Care scheme can be used as a hub for the provision of care and support to the surrounding community.

Cumbria County Council is very keen to hear from Extra Care and Supported Living developers and suppliers about good examples of how they have delivered this style of service in smaller settlements, and about how they might be incentivised to work in this way in Cumbria.

7. Demand for and supply of Supported Living accommodation for younger adults in Cumbria

Cumbria County Council's **Commissioning Strategy for Care and Support delivered by Adult Social Care (2016-20)** offers analysis of the population of younger adults in Cumbria who have social care needs, with learning disabilities, physical disabilities and mental ill health. The data in the strategy show a slight decline in the numbers of people aged 18-64 projected to require ASC services in upcoming years.

However, there is an increased level of need becoming apparent amongst these user groups. Younger people with high-level profound and multiple disabilities are now more likely to live into adulthood, and due to this, the overall requirements of people in transition between children's and adult social care services are increasing significantly.

In the new 'model of care', an increase in the number and quality of Supported Living accommodation will be central to meeting both the needs of this growing group of people, and the financial challenges of the future.

The potential for better use of Supported Living accommodation

At present, Cumbria County Council supports 337 people in 111 Supported Living properties.

Many of these properties have a low number (1, 2 or 3) of people living within them, and so the services that are delivered may not be as cost-effective as is possible in a block of Supported Living units. It is also recognised that some of the accommodation featured above is old and not fit for purpose.

All of the people who live in these Supported Living places are tenants in their own right. It is not possible to realistically predict how many people may want or need to move into newer Supported Living accommodation, and likewise it would not be correct to make assumptions about the age or standard of the accommodation.

Comprehensive reviews will take place of the people in existing Supported Living accommodation, and the fitness of the accommodation will be considered as part of that process.

The potential for use of Supported Living accommodation as an alternative to residential care placements

At present, Cumbria County Council supports 225 people with learning disabilities in residential care placements in Cumbria. Of these, 156 are classified as 'younger adults', as opposed to being in older people's residential care placements.

Amongst this cohort, the largest group by age is those in their 50s. The group of people aged 18-29 years is smaller, and these are in the most expensive placements, suggesting that people with learning disabilities with lower level needs are placed in residential care less readily now as opposed to in previous decades, when people may have lived in hospital accommodation for the early part of their lives, and become institutionalised.

As with the cohort of people living in Supported Living accommodation (above), it would be misleading to make predictions about the number of people in residential care placements who could benefit from a move to newer Supported Living accommodation. A comprehensive review process for people with learning disabilities will determine who has the potential and ambition to seek a change in accommodation.

The below table offers illustration of the shortfall in units of Supported Living accommodation in Cumbria premised upon the commissioning assumption that 65% of people placed in residential care and 25% of people in existing Supported Living accommodation would benefit from moving to new Supported Living schemes.

Given that some of the Existing Supported Living accommodation is likely to not be 'fit for purpose', and that a proportion of people in residential care are likely to wish to move to Supported Living in the future, additional development will be required for the county in upcoming years.

Table B: Modelling to show demand for Supported Living amongst people with learning disabilities in Cumbria (indicative estimations only)

District	No. of people in residential	Shortfall based on 65%	No. of people in supported living	Shortfall based on 25%	Total shortfall in supported housing
Allerdale	41	27	68	17	44
Carlisle	26	17	101	25	42
Copeland	19	12	36	9	21
Eden	6	4	31	8	12
Furness	33	21	45	11	32
South Lakes	31	20	56	14	34
Totals	**156**	**101**	**337**	**84**	**185**

A programme of in-depth work for people with learning disabilities will do the following.

- Review with people in existing Supported Living accommodation to identify whether their circumstances are meeting their needs.
- Review all existing Supported Living accommodation to ensure that it is fit for purpose.
- Commission better and more cost effective care and support featuring progressive planning for people with learning disabilities living in existing Supported Living accommodation.
- Review with people in residential care placements in Cumbria to establish whether any people aspire to move to more independent living.
- Build upon existing commissioning intelligence to develop an evidenced Cumbria plan for Supported Living accommodation based upon existing provision, and existing and projected need to ensure future investment and development is in the right place and for the right people.

8. Financial information

Extra Care housing

Compared to other local authority areas, Cumbria has a low level of supply of Extra Care housing (ECH). Recent strategic work shows that ECH is under-used as a viable alternative to residential and nursing care in the county. Social Workers in Cumbria suggest that at least half the people they place in residential care could benefit from Extra Care housing, and more if the settings are dementia-friendly.

Given the 'super-ageing' population and the shortage of high-quality alternative provision, the six districts of Cumbria would all benefit from the development of as much ECH as is possible over the next decade.

We have modelled the potential benefits of ECH based upon an assumption of it delivering significant efficiencies to the Council for each person funded by the authority living in ECH rather than residential care. Ongoing cost reductions will support the upcoming challenges of additional demand and the increased cost of nursing-level care.

As service users choose Extra Care Housing Accommodation rather than Residential Care Accommodation there is an estimated saving of around £9,000 per year per placement. However, this strategy does not assume a cashable saving at this stage.

In support of its strategic commitment, the Council is developing a capital programme to invest in and facilitate the ongoing development of Extra Care housing in Cumbria.

Supported Living accommodation

Cumbria County Council supports nearly 500 people with learning disabilities in Supported Living and residential care placements.

Given that some of the Existing Supported Living accommodation is likely to not be 'fit for purpose', and that a proportion of people in residential care are likely to wish to move to Supported Living in the future, some additional development will be required for the county in upcoming years.

The existing average cost of Supported Living and residential care placements for people with learning disabilities in Cumbria is high. Improvements will be made in commissioning practice to mitigate this cost, alongside the financial benefits that schemes of Supported Living accommodation will allow.

Detailed implementation plans are required to determine the practicalities of the next steps.

9. Extra Care housing and Supported Living – the route to market

A major investment in Extra Care housing and Supported Living accommodation is required in Cumbria. Cumbria County Council has neither the money nor the capacity to develop sufficient Extra Care Housing and Supported Living accommodation on its own.

The Council has identified significant demand for ECH units in Cumbria, to be developed over the next ten years. There is demand for social housing, shared ownership and private provision.

The Council is looking to potential partners for ideas about the best ways to develop and provide the Extra Care and Supported Living accommodation and services that Cumbria needs. To support this, the Council will use a 'hybrid' framework. This will ensure that both larger national organisations with the ability to mobilise at sufficient scale, and smaller local organisations with innovative ideas and the local knowledge necessary to develop provision that meets local needs will be able to work with the County and District Councils of Cumbria to fulfil this ambitious strategy.

The Council is encouraging innovative approaches to capital finance and mixed tenure development in order to make Extra Care housing a realistic choice for everyone in Cumbria. The developing partnerships will identify and secure the funding necessary for the delivery of Extra Care and Supported Living accommodation in Cumbria. Potential sources will include private developer contributions, HCA funding, and other assets and funding programmes the Council and partner District Councils are able to access.

The Council has potential sites that may be suitable for such developments, and is keen to work in partnership with the District Councils and developers to identify further appropriate sites.
A capital programme is being developed to support this large-scale development of Extra Care housing.

When considering the level of need in smaller settlements, alternative service models and the role of existing sheltered housing will be considered alongside the potential development of a new build ECH scheme.

Many organisations operating at both local and national levels are looking to invest in partnership with councils. As a public body, the Council will undergo the necessary procurement exercises to secure one or more development partners capable of delivering Extra Care and Supported Living accommodation at scale and pace. (The Council will undergo this process in accordance with local, national and EU procurement rules, and in compliance with State Aid rules.)

10. Extra Care Housing Development Opportunities

There are a range of approaches that will be taken to develop Extra Care housing and Supported Living schemes.

County Council and District Council owned or purchased sites

The County Council works in partnership with the six local District Councils (Housing Authorities) and Lake District National Park Authority (LDNPA) to agree the demand requirements for a range of services and accommodation types, including Extra Care/Supported Living accommodation. This ensures strategic plans are aligned.

The County Council is currently reviewing the sites within its ownership to identify those suitable for the development of Extra Care/Supported Living accommodation. The Council has an agreed set of criteria to score the suitability of sites, and prioritise those that could be offered to developers via an appropriate procurement process.

Potentially useful sites have already been identified in Carlisle, Barrow, Workington and Cleator Moor.

Several District Councils have already offered sites to support the development of existing Extra Care/ Supported Living accommodation schemes. The County Council will work in partnership with the District Councils to encourage identification of further potentially useful sites.

Private development and mixed tenure schemes

The demand analysis that identifies Extra Care and Supported Living accommodation requirements in Cumbria by 2025 includes private sector as well as social rented demand. It will be important to develop strategies and plans in partnership with District Council Housing Authorities and the LDNPA that encourage private developers to build Extra Care/Supported Living accommodation schemes of a suitable size and in the right location to meet the anticipated demand for private sector schemes.

Mixed tenure developments also offer the opportunity to provide schemes that offer a range of properties, from outright sale, to part ownership, or social rent. Mixed tenure development opportunities will be encouraged in some locations to help provide services that meet the needs of the whole community. Mixed tenure schemes can help reduce the capital borrowing requirements for individual developments.

Sites owned or purchased by developers

Registered Social Landlords (Housing Associations) and private developers often acquire potentially useful sites. The development of appropriate partnership or contractual arrangements will enable the Council to request developers to come forward with proposals for potential new Extra Care/Supported Living accommodation schemes.

The ‘hybrid’ framework approach will ensure that the Council selects appropriate opportunities and works with developers that are offering good design standards and value for money. The council may support this approach with its capital programme, particularly to develop affordable Extra Care and Supported Living accommodation schemes.

Use of existing high quality sheltered housing schemes

Some Housing Associations in Cumbria own sheltered housing schemes that have been designed and built to a high standard, which are accessible and offer good communal facilities. Following consultation with existing tenants, these schemes may offer the potential for development as Extra Care and Supported Living accommodation through the provision of on-site care and support.

Re-modelling of older sheltered housing schemes

Some Housing Associations in Cumbria own sheltered housing schemes that are of an older design which may require re-modelling or a re-build, and in some cases are already empty, awaiting sale or re-development. The Council will encourage these Housing Associations to join in any procurement process that is undertaken to establish appropriate partnership or contractual arrangements, so the site can be re-developed. Alternatively, there is potential for the Council or other developers to purchase sites that are well-located for the development of new Extra Care or Supported Living accommodation.

Development in partnership with the NHS

The NHS may plan to develop or replace existing facilities as part of its estates management programme. Occasionally this may offer an opportunity for partnership working to develop a range of facilities and services on a single site, usually owned by the NHS.

Appendix A – Existing Extra Care housing in Cumbria, and developments underway

Table C: Existing Extra Care housing in Cumbria

District	Location	Scheme	Landlord	Number of ECH units
Carlisle	Carlisle	Burnside Court	Anchor	43
Carlisle	Carlisle	Heysham Gardens	Eden Housing	60
Carlisle	Carlisle	Sycamore House	Impact Housing	8
Carlisle	Carlisle	Lister House	Impact Housing	12
Copeland	Millom	Duddon Mews	Home Group	14
Copeland	Whitehaven	Monkwray Court	Anchor	47
Eden	Penrith	Lonsdale Court	Housing & Care 21	30
Eden	Appleby	Rampkin House	Eden Housing	19
Eden	Kirkby Stephen	Mill Gardens	Eden Housing	19
Eden	Penrith	Woodlands	Methodist Homes	57
Allerdale	Keswick	Greta Gardens	Your Housing	69
Furness	Barrow	Station View	Accent Housing	41
S Lakes	Kendal	Jenkins Cragg	Impact Housing	37
S Lakes	Ambleside	Rowan Court	Impact Housing	18
S Lakes	Kendal	Lound Place	Impact Housing	40
S Lakes	Kendal	Wainwright Court	McCarthy & Stone	60
S Lakes	Windermere	Birthwaite	South Lakes Housing	45
Private landlord			**Total**	**619**

Table D: Developing Extra Care housing schemes

District	Location	Scheme	Landlord	Number of ECH units
Allerdale	Wigton	Fairview Court	Home Group	42
Carlisle	Brampton	Irthing Centre	Impact Housing	38
			Total	**80**

Appendix B - Existing Supported Living accommodation in Cumbria, and developments underway

Table E: Existing Supported Living accommodation units in Cumbria

District	Town	Provider	No. of properties	No. of units per property	Total no. of units
Furness	Barrow	Creative Support	1	2	2
		Creative Support	4	3	12
		Creative Support	1	9	9
		Cumbria Care	2	4	8
		Oaklea Trust	2	4	8
		Oaklea Trust	1	6	6
			11		45
South Lakes	Kendal	Creative Support	1	3	3
		Creative Support	2	1	2
		Cumbria Care	2	2	4
		Cumbria Care	1	4	4
		Cumbria Care	1	5	5
	Ulverston	Cumbria Care	1	2	2
		Cumbria Care	6	3	18
		Cumbria Care	1	4	4
		Oaklea Trust	2	4	8
		Oaklea Trust	1	6	6
			18		56
Carlisle	Carlisle	Walsingham	5	3	15
		Glenmore	2	2	4
		Glenmore	4	3	12
		Glenmore	2	5	10
		Glenmore	1	6	6
		United Response	5	2	10
		United Response	4	2	8
		United Response	1	6	6
		West House	2	3	6
		Cumbria Care	1	1	1
		Cumbria Care	6	3	18
		Cumbria Care	1	5	5
			34		101

District	Town	Provider	No. of properties	No. of units per property	Total no. of units
Allerdale	Workington	Walsingham	2	5	10
		Walsingham	1	2	2
		Walsingham	1	1	1
		West House	2	1	2
		West House	3	3	9
		Cumbria Care	1	4	4
		Cumbria Care	1	3	3
	Maryport	Walsingham	3	2	6
		West House	1	1	1
		West House	2	3	6
	Flimby	Walsingham	1	4	4
	Cockermouth	West House	1	1	1
	Wigton	Glenmore	1	3	3
		Glenmore	1	4	4
		Glenmore	1	5	5
		West House	1	4	4
	Aspatria	West House	1	3	3
			24		68
Copeland	Whitehaven	Walsingham	4	2	8
		West House	1	1	1
		West House	2	3	6
		West House	1	4	4
		West House	1	7	7
	Distington	West House	1	1	1
	Egremont	West House	1	3	3
	Moor Row	West House	1	3	3
	Cleator Moor	West House	1	3	3
			13		36
Eden	Eden Valley	Glenmore	1	3	3
	Penrith	Glenmore	1	1	1
		Glenmore	3	3	9
		Glenmore	4	4	16
		United Response	2	1	2
			11		31
Totals			111		337

Table F: Prospective Supported Living accommodation units in Cumbria

District / town	No. units	Developer	Support provider	Current position	Support needs
Kendal – South Lakes	8	Fairoak (RSL)	To be tendered	Development not commenced	Young people in transition or move on from Ann House
Wigton – Allerdale	9	Home Group (RSL)	Tender outcome awaited	Building due to be completed end of October	Lower level support needs
Workington – Allerdale	15	HB Villages	Lifeways (tender)	Building due to be completed March 2016	Young people with complex needs and challenging behaviour
Carlisle	7	Golden Lane/ private investor	Turning Point (tender)	Private investor purchasing former children's home from CCC	Young people with autism and challenging behaviour
Carlisle	14	HB Villages	Lifeways	Building ready November 2015	Not known
Total	**53**				