



INDEPENDENT LIVES:

**DEVELOPING EXTRA CARE
HOUSING FOR OLDER PEOPLE**

SOLVING THE CHALLENGE - TOGETHER

The shortage of integrated housing with care options to meet the growing demand of those in social need is a major challenge for local authorities with budget constraints.

The public sector is unable to fulfil the demand for extra care housing alone.

The private sector is playing a positive and important role in solving the funding crisis.
Our positive partnership is delivering positive outcomes for all stakeholders.

WHAT IS EXTRA CARE HOUSING?

Housing with integral technology and 24 hour support which:

- can be a more **effective** and **better value** alternative to placement in care homes – even for people with complex and changing needs
- enables local authorities with adult social care responsibilities to **reduce expenditure** on more expensive services at the same time as **maximising** the independence and well-being of people who need support
- helps local authorities to deliver **transformational change** in the face of significant operational and financial demands

WHAT IS THE EVIDENCE FOR CHANGE?

- 65+ population increased by **20%** between **2006** and **2015**
- 85+ population increased by **33%**
- **850,000** people with dementia – increasing to **1 million** by 2025
- Adult social care budgets *decreased* by **£5 billion** since 2010
- **Extra care housing works!**

GET A SPECIFIC LOCAL VIEW

- > Solid **business case** built for Northampton.
- > **Qualitative and quantitative** evidence must be established.
- > Socio-economic profiling of catchment population.
- > Street-level analysis - within the catchment area of Balmoral Road alone - there is an immediate requirement for **135** extra care housing places - rising to **387** by 2035.
- > Within Northampton there is an immediate requirement for **560** extra care housing places – rising to **1138** by 2035.
- > **HBV Case Audit:** following a sampling of 80 people in residential care in Northampton, including workshop sessions, **50 per cent** of those people would have benefitted from the extra care model.
- > Cost / benefit analysis



FIND THE LAND

- > Connectivity and transport links
- > Shopping and amenities
- > Heart of the community: GP/ Dentists
- > Street specific catchment and reasonable travel

AREA: 0.536 ha (1.326 acres)

DESIGN



TYPICAL APARTMENT FLOOR LAYOUT



KINGSTHORPE ROAD APARTMENTS
TYPICAL UPPER FLOOR LAYOUT



PROPOSED SITE LAYOUT



KINGSTHORPE ROAD APARTMENTS
CONCIERGE LAYOUT

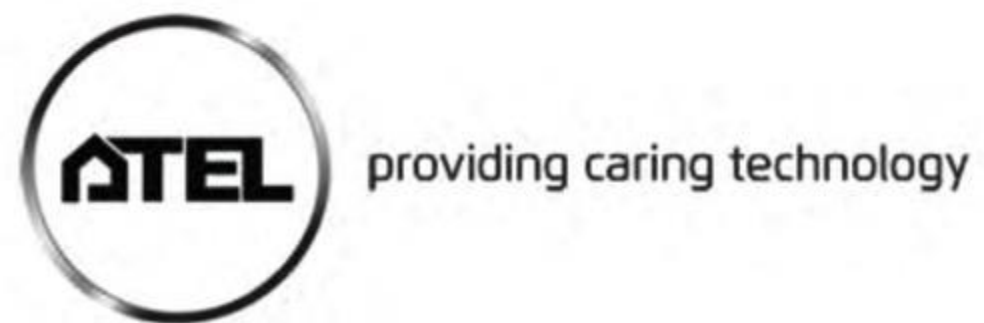
BALMORAL ROAD, NORTHAMPTON



- > Business case and LA cost savings fully approved
- > 80 technology enabled units across three blocks
- > 1.25 acres
- > £15m investment
- > 30 new jobs created
- > Onsite: August 2017
- > Completion ETA: September 2018
- > Heart of the community in Kingsthorpe
- > Shopping, community facilities and amenities on the doorstep
- > Communal and concierge spaces
- > Landscaped gardens

ASSISTIVE TECHNOLOGY

- > Full integral cabling and high level of technology
- > Lights / Doors/ U-drain
- > Automation
- > Personalised technology
- > Future-proofing





QUESTIONS & DISCUSSION

www.socialcarestrategies.co.uk