

# Extra Care Housing: Recommissioning Progress Update

11/07/2024



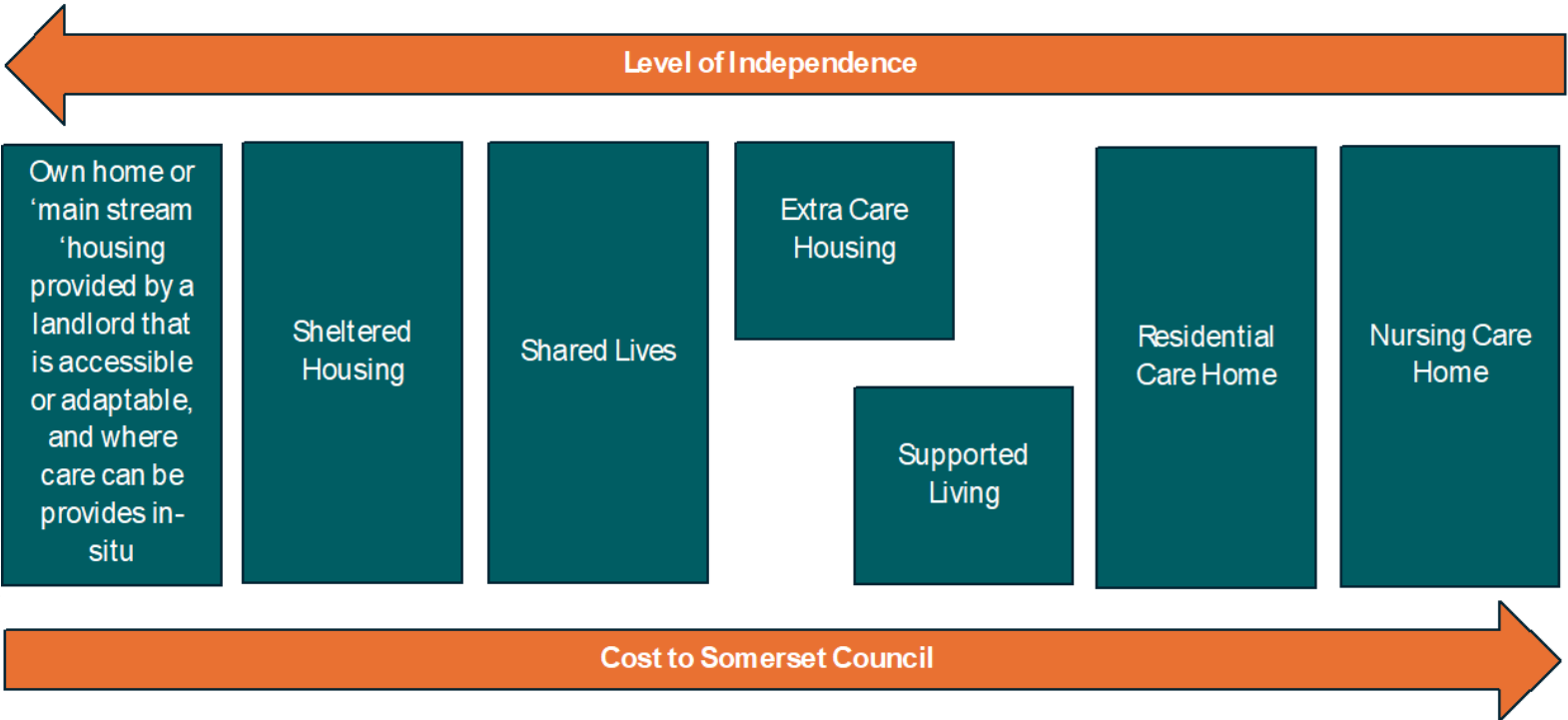
**Somerset**  
Council

# What is Extra Care Housing?

- Extra Care Housing is a type of service where housing and care and support are provided together in an arrangement between the Council, contracted providers of care and support and a Social Landlord in purpose built schemes in local communities.
- Tenants pay rent to the Social Landlord and are responsible for all their other bills
- All tenancies are agreed through a process that involved the care and support provider, Landlord and Council
- There are care and support staff on-site 24/7 to provide shared care to all tenants, and those who have an assessed eligible need under the Care act (2014) will receive an individual package in addition.
- There are currently 14 schemes with a total of 509 tenancies between them in Somerset.
- The contracts for the provision of care and support expire on 31/04/2025 and cannot be extended.
- This recommission is for the care and support services only, although the long-term suitability of some buildings will need to be reviewed during their lifetime

# Where does Extra Care Housing sit in comparison to other types of care and support services

Extra Care Housing sits between the support that is provided to people in general needs housing, and services such as residential care.



# Desired Outcome & Progress Update

## Desired Outcome:

To reduce the Council's relative use of residential care during the lifetime of the contracts by enabling Extra Care Housing schemes to support people with higher levels of need

## Progress Update:

- Visits have taken place at every scheme, with tenants with offered the opportunity to meet with members of the team in groups, or in their properties as per their preference. All feedback has been collated to identify themes.
- Meetings have taken place with every Landlord to discuss proposals.
- A survey has been sent to all care and support staff.
- Meetings have taken place with other Councils to understand how the Extra Care Housing model works in other areas, and share our learning.
- Service specifications and terms and conditions are in the process of being drafted.

# Key Proposals

- Increase the overall level and range of need that can be supported, and continue to develop the Extra Care Housing offer over the lifetime of the contracts.
- Introduce the ability to 'step-up' and 'step-down' the delivery of care and support overnight.
- A consistent charging policy from 01/04/2025, with mitigations for existing tenants.
- A consistent allocations process, and consistent arrangements for the delivery of housing related support.
- All fees and charges to be incorporated into the annual Adult Social Care fees and charges process.
- Service specifications and contract terms and conditions to be brought up-to-date so that they are aligned with current best practice.
- A consistent 3-way agreement between Landlords, care providers and the Council.
- Tender the contracts for care and support as three separate lots.
- Tenant representatives invited to be involved in the tender process.

# Next Steps

A plan is in place to undertake a 2-stage procurement process, and for the Executive to consider the outcome of this on 04/12/2024. A summary of the draft timetable for this is:

- Launch of stage 1: 02.08.2024
- Launch of stage 2: 09.09.2024
- Deadline for final submissions: 04/10/2024
- Evaluation of submissions: 05/10/2024-25/10/2024
- Executive meeting: 04/12/2024
- Implementation period: 02/01/2025- 31/03/2025
- Contract start date: 01/04/2025

# Further information:

[stephen.miles@somerset.gov.uk](mailto:stephen.miles@somerset.gov.uk)

[ami.bestall@somerset.gov.uk](mailto:ami.bestall@somerset.gov.uk)

[sally.pluck@somerset.gov.uk](mailto:sally.pluck@somerset.gov.uk)



**Somerset**  
Council