

Priority 1

Affordable Housing Growth

1.4 Extra Care Housing

Leeds has a growing number of older people and a need for new specialist accommodation

Some new affordable housing is targeted at specific groups such as older people. Extra Care Housing is an increasingly prominent housing option for older and disabled people. Extra Care Housing is a broad term, which encompasses a range of housing types, but a defining characteristic is the permanent presence of on-site care and support. The provision of Extra Care Housing helps older and disabled people to continue to live independently and prevents unnecessary residential care and hospital placements.

Much of the delivery of specialist housing for older people is through private sector delivery. The Core Strategy has a requirement for Housing Needs Assessments for schemes over 250 units where negotiation takes place with developers on the provision of housing for older people. An exercise to determine land availability through the Site Allocations Plan for specialist older persons' accommodation is also ongoing and will also support activity to secure future supply.

There are 682 cross-tenure extra care units in Leeds, with 75 under construction and 187 more at a development stage.

Whilst the majority of delivery is through the independent sector, the Council is supporting new provision and is developing an Extra Care Housing scheme as part of the Council Housing Growth programme. It is also identifying where brownfield land sites can be used to contribute towards new supply and several of the Council's sites have already been marketed for sale for use as Extra Care or specialist Housing. In addition it has also identified a small number of Council owned sheltered housing schemes which no longer meet the needs of communities and which could be used to develop new provision.

Case Study Extra Care Housing in Yeadon

The former Council sheltered housing scheme site at Haworth Court in Yeadon is being used to develop 45 units, comprising 27 two bedroom and 18 one bedroom flats of Extra Care Housing. The scheme is being delivered and funded by the Council supplemented by grant funding from the Department of Health. 35 of the units will be let as council housing and the remaining 10 marketed for sale on a shared ownership arrangement. It is anticipated that the 45 units will be built by January 2016.

Cookridge Hospital, Cookridge

Chartford Homes commenced a development of 267 properties on the former Cookridge Hospital site in 2011. At this time the Council was aware of a growing and unmet demand for Extra Care Housing Provision in Cookridge and the surrounding area. The Council successfully worked with the developer to ensure that the Affordable Housing requirement secured via the development's s106 agreement was used to develop a purpose built Extra Care facility of 56 units. This has shown how the Council is able to utilise planning gain appropriately to address local housing demands.