

Report to:	Cabinet	Date: 15 January 2026
Subject:	Extra Care Housing Strategy	
Report of	Cabinet Member for Adult Care, Health and Public Service Reform	

Summary

The term 'extra care' housing is used to describe developments that comprise of self-contained homes with design features and support services available to enable self-care and independent living, it comes in a variety of forms, and services may be designed by councils to meet the needs, demand and aspirations of their local communities.

Properties should be designed and built to standards that mean should a person's needs increase overtime then aids and adaptations can be installed at their property and care and support provided to ensure their needs can be met.

Extra care housing schemes are designed for people with a range of care needs, ensuring a balanced mix from low, medium to high, in addition schemes may accept older people with no care needs who wish to plan for their future.

This housing model is particularly attractive to older people because it allows them to maintain their independence while having access to the care and support services they may need as they age.

From an Adult Social Care perspective, we recognise that we must create a range of housing options for older people who need support to live well in their communities, to enable them to retain their independence and exercise choice and control for as long as they are able to do so.

The Community Commissioning Division has produced this strategy to outline to our partners and housing providers:

- The strategic context in which we are working
- The current 'extra care' housing market in Bury
- Our commissioning priorities for extra care housing from 2026 to 2036

Recommendation(s)

1. Approve the Extra Care Housing Strategy and agree that the ownership for delivery will sit with Bury Council's Extra Care Housing Working Group

Reasons for recommendation(s)

It is recognised that most people who have care and support needs now, or in the future, wish to be supported in their own home, or a home that can better meet their needs. Increasing the supply of extra care housing in Bury is key to preventing and avoiding admissions to residential care and hospitals and this in turn contributes to our prevention agenda.

Alternative options considered and rejected

Should the Council decide not to proceed with the Extra Care Housing Strategy and do nothing, we would risk having an insufficient supply of appropriate housing for our ageing population.

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Background

Research

By understanding and addressing the needs of our ageing population, we can create communities that support healthy ageing and ensure that older adults can live fulfilling lives.

Comprehensive research has been completed, and key strategic plans and data have been considered to ensure the Extra Care Housing Strategy 2026 to 2036 aligns to the wider objectives of Bury Council:

- Let's Do It... Bury 2030 Strategy
- Bury Housing Strategy 2021 to 2025
- Bury Adult Social Care - Housing for Those with Additional Needs Strategy 2021 – 2025
- Bury Draft Local Plan
- Bury Market Position Statement 2025 -2027 Older People, Ageing Well & Dementia
- Bury Joint Strategic Needs Assessment
- Bury Draft Health and Adult Care Ageing Well Strategy 2025 – 2030
- Bury Prevention and Wellbeing Strategy - Health and Social Care 2025-2030
- Bury Equality, Diversity, and Inclusion Strategy 2024 – 2028
- Bury Adult Carers Strategy 2025-2029
- Bury Sensory Impairment Strategy 2025 to 2029
- Bury Dementia Strategy 2024 to 2029

- Bury Council Housing Register
- Several local and national documents outlining principles, standards, guidance, and best practice

Consultation

The Community Commissioning Division has developed this strategy by consulting with the following stakeholders who have contributed to shaping the document and agreeing its 10 priorities:

- Bury Older People's Network (BOPN)
- Older People and Ageing Well Partnership Group
- Extra Care Housing Steering Group
- Registered Housing Provider Partnership Framework
- Bury Council Housing Growth Group
- Healthwatch Bury
- Age UK Bury
- Bury Voluntary Community and Faith Alliance (VCFA)
- Several Bury Council Departments including Adult Social Care, Housing Services, and Planning Department
- Local Councillors

In addition, a 4-week public consultation has been published on the Council's consultation page running until 21 November 2025:

[Consultations - Bury Council](#)

Update this section following 21 November and before Cabinet.

We will continue to consult with and involve the above groups to co-deliver our priorities and ensure our work considers the needs and aspirations of our older population, future generations, and diverse communities.

Our Priorities

Below are our ten commissioning priorities for the next 10 years:

- **PRIORITY 1** - Engage with networks across the borough, such as the Bury Older People's Network, the Voluntary and Faith Sector and other community groups, to ensure the needs and aspirations of our diverse communities are heard and understood.
- **PRIORITY 2** – Ensure the ethos of the Equality, Diversity, and Inclusion Strategy is embedded into 'extra care' housing provision. To ensure the diversity of Bury is reflected it is important to create age-friendly and dementia-inclusive communities and neighbourhoods that celebrate equality and diversity.

- **PRIORITY 3** - Ensure existing extra care housing schemes that are registered with Care Quality Commission (CQC) are inspection ready, by ensuring the Community Commissioning Team completes the Quality Assurance Framework.
 - **PRIORITY 4** - Develop strong relationships between housing providers and care providers, to strengthen partnership working ensuring the needs and aspirations of tenants living in extra care are met to promote health, wellbeing, and independence.
 - **PRIORITY 5** - Review the approach to extra care housing allocations; ensuring it is fit for purpose, clear, transparent and aligned to Bury's general needs social housing allocation policy. In addition, this will enable us to facilitate downsizing and free up social housing stock effectively.
 - **PRIORITY 6** – Introduce extra care housing waiting lists using the Adult Social Care Liquid Logic Case Management System to monitor need and demand going forward. Through effective marketing we will raise public and workforce awareness of extra care housing in Bury to allow people to plan for housing in later life.
 - **PRIORITY 7** - Work with our registered housing provider partners to agree a commitment to support and plan the development of up to 5 new extra care housing schemes in Bury by 2035, ensuring that provision is developed in at least 2 of the following areas: Prestwich, Whitefield, Tottington, Ramsbottom. Ensure there is capacity within the adult social care market to deliver the care and support required for these schemes.
 - **PRIORITY 8** – Complete a detailed local cost benefit analysis of capital and revenue of current extra care housing schemes to inform future development intentions and design specifications.
 - **PRIORITY 9** - Co-produce a set of 'Extra Care Housing Standards' to define what Bury residents can expect from the extra care housing offer. This will include ensuring that existing and new extra care housing schemes offer digital capacity and infrastructure to provide access to technological advances to promote independence and wellbeing. The Community Commissioning Division has developed a Co-production Charter that will be the reference for co-production activity.
 - **PRIORITY 10** - In Bury we will ensure that the review of sheltered accommodation is aligned to this Extra Care Housing Strategy to ensure that consideration is given to regenerating old, outdated stock where possible to develop new extra care provision.
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Links with the Corporate Priorities:

The Let's Do It Bury 2030 Community Strategy sets out four clear principles which will underpin our work, these are:

- **Local** – we will continue work to understand the needs of our ageing population in each neighbourhood area.
- **Enterprise** – we will harness a spirit of enterprise and innovation to raise aspirations for older adults.
- **Together** – we will work with key stakeholders, including older adults, to ensure we have the right provision in place.
- **Strengths** – we will recognise and celebrate the strengths and assets of our residents and communities.

Equality Impact and Considerations:

*Please provide an explanation of the outcome(s) of an initial or full EIA and make **specific reference regarding the protected characteristic of Looked After Children**. There must be a signed off EIA template appended with a full analysis or explanation as to why an analysis is not needed for the report to be put forward to cabinet.*

Intranet link to EIA documents is [here](#).

Sign off to be completed by the Council's Equality, Diversity and Inclusion (EDI) Manager (contact l.cawley@bury.gov.uk for advice).

To be added as appendix.

Environmental Impact and Considerations:

*Please provide an explanation of the Environmental impact of this decision. Please include the impact on both **Carbon emissions** (contact climate@bury.gov.uk for advice) and **Biodiversity** (contact c.m.wilkinson@bury.gov.uk for advice)*

Awaiting advice from Climate colleagues.

Assessment and Mitigation of Risk:

Risk / opportunity	Mitigation
Lack of ownership for delivery of the strategy and the 10 priorities.	The ownership for delivery of this strategy will sit with Bury Council's 'Extra Care Housing Working Group'. The group will

	<p>develop an action plan and will regularly review progress on the actions required to achieve our 10 Commissioning Priorities and Intentions.</p> <p>The Community Commissioning Division will submit a bi-annual highlight report to the following groups to report on progress and escalate any risks identified to delivering our Commissioning Priorities and Intentions for extra care housing in Bury:</p> <ul style="list-style-type: none"> • Adult Social Care Senior Leadership Team • Older People and Ageing Well Partnership Board • Housing Advisory Board • Housing Growth Group
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Legal Implications:

To be completed by the Council's Monitoring Officer.

1.

Financial Implications:

To be completed by the Council's Section 151 Officer.

2.

Appendices:

Appendix 1: Draft Extra Care Housing Strategy – to be added

Appendix 2 Equality Impact Assessment – to be added

Background papers:

N/A