

Classification:	Decision Type:
Open	Key

Report to:	Cabinet	Date: 15 January 2026
Subject:	Extra Care Housing Strategy 2026 to 2036	
Report of	Cabinet Member for Adult Care, Health and Public Service Reform	

1. Summary

- 1.1 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.
- 1.2 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.
- 1.3 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 maintain their independence and exercise choice and control for as long as they are able to do so.
- 1.4 The Community Commissioning Division has produced this strategy to outline to our partners:
 - The strategic context in which we are working
 - The current 'extra care' housing market in Bury
 - Our commissioning priorities and intentions for extra care housing from 2026 to 2036

2. Recommendation(s)

- 2.1 This report requests Cabinet approve the Extra Care Housing Strategy 2026 to 2036 and agree that the proposed arrangements for delivery and governance will sit with Bury Council's Extra Care Housing Delivery Group.

3. Reasons for recommendation(s)

- 3.1 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.

4. Alternative options considered and rejected

4.1 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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5. Background

5.1 Research

5.2 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.

5.3 A range of research exercises have been completed, including consideration of the below strategic plans and data sets to ensure the Extra Care Housing Strategy 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 Council Housing Register
- Several local and national documents outlining principles, standards, guidance, and best practice

5.4 Consultation

5.5 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)
- Bury Older People and Ageing Well Partnership Group

- Bury Extra Care Housing Steering Group
- Bury Registered Housing Provider Partnership Framework
- Bury 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

5.6 During summer 2025, face-to-face consultation took place, and an online survey was used to capture stakeholder views.

5.7 A 4-week public consultation was published on the Council's consultation page running from 27th October until 21st November 2025.

5.8 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.

5.9 Our Priorities

5.10 Below are the commissioning priorities and intentions of the Extra Care Housing Strategy 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 communities are heard and understood.
- **PRIORITY 2** – Recognise that people have different needs based on characteristics and circumstances. Continue to work with communities of identity to ensure we deliver inclusive and accessible services.
- **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.

6. Links with the Corporate Priorities:

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

Local

- Continue work to understand the needs of our ageing population in each neighbourhood area and develop local provisions for local people.
- Create local housing options to keep older people close to family and social networks.
- Prevent the need for older people to have to move out of the borough to have their care needs met.
- Work with local developers and providers who know the needs of our local area and Bury residents.

Enterprise

- Harness a spirit of enterprise and innovation to raise aspirations for older people.
- Encourage enterprise to drive inclusive economic growth through developers and registered housing providers investing in Bury.

Together

- Work with key stakeholders, including older people, housing partners, health and care partners, and developers to ensure we have the right provision in place.
- Work together to design quality, fit for purpose homes for older people that are inclusive, accessible, and welcoming.

Strengths

- Take a strengths-based approach to recognise the assets and strengths of communities and older people.
- Recognising the strengths of older people enabling their independence, choice, and control for their current and future housing.

7. Equality Impact and Considerations:

7.1 A full EIA has been completed. The analysis has identified impacts across many characteristics which this strategy seeks to address and fully mitigate. Most impacts are neutral however impacts on age and disability are positive with these characteristics the most likely to be in need of extra care accommodation.

Please see Appendix 2 for Equality Impact Assessment.

8. Environmental Impact and Considerations:

8.1 The council's new Extra Care Housing will meet HAPPI design standards and will be designed not only to meet the needs of residents but also to support our climate action commitments. By encouraging people to move into smaller, more efficient houses close to shops, services, and public transport, these developments reduce energy use and cut reliance on cars. Features such as high insulation, sustainable construction, and green outdoor spaces lower carbon emissions while improving wellbeing. With adaptable layouts and shared community facilities, the homes will be built to last, avoiding the need for future rebuilding and reducing waste. Together, these design choices make everyday living more sustainable, helping us move towards our net zero targets while creating vibrant, connected communities.

9. Assessment and Mitigation of Risk:

Risk / opportunity	Mitigation
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<p>Lack of ownership for delivery and governance of the strategy and the 10 priorities.</p>	<p>The ownership for delivery and governance of this strategy will sit with Bury Council's 'Extra Care Housing Delivery Group'. The group will 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 Services Senior Leadership Team • Housing Growth Group • Housing Advisory Board
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10. Legal Implications:

- 10.1 There are no direct legal implications arising from the Extra Care Housing Strategy Report.
- 10.2 Further advice and legal support will be required on implementation of the various projects in terms of procurement, contracts and agreement and any staffing issues as well as other general advice as required at each stage.

11. Financial Implications:

- 11.1 There are no immediate financial implications arising directly from the report but will be identified, and advised, as they relate to future specific projects or programmes of activity linked to the rollout of the strategy.

Appendices:

Appendix 1: Extra Care Housing Strategy 2026- 2036

Appendix 2: Equality Impact Assessment

Background papers:

N/A