

Extra Care Housing Strategy



Health and Adult Care

2026-2036

Foreword



Councillor Cummins



Councillor Tariq

As Cabinet Members for Housing Services and Adult Care, Health, and Public Service Reform, we are proud to introduce Bury's Extra Care Housing Strategy, a vital step in our commitment to supporting older adults to live independently, safely, and with dignity.

We know that most people wish to remain in their own homes, even as their care needs change. This strategy sets out how we will work with partners to make that aspiration a reality, by increasing the supply of high-quality extra care housing across Bury by 2035.

Extra care housing is more than just accommodation. It's about creating communities that offer safety, connection, and tailored support. It's a key part of our prevention agenda, helping to reduce avoidable admissions to hospital and residential care, while promoting independence and wellbeing.

This strategy builds on our previous work and outlines our commissioning priorities for the next decade. It reflects the voices of local people and partner agencies, the realities of our housing market, and our ambition to deliver joined-up, person-centred solutions.

We invite our housing partners, health and care partners, developers, and residents to join us in delivering this vision. Together, we can shape a future where growing older in Bury means living well, with choice, connection, and care.

Councillor Tariq
Cabinet Member for Adult Care, Health, and Public Service Reform, Bury Council

Councillor Cummins
Cabinet Member for Housing Services, Bury Council

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Introduction

Why have this Strategy?

It is recognised that most people who have care and support needs 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 for this, preventing and avoiding admissions to residential care and hospitals.

Our ambition is to work with our key partners to develop a range of high quality extra care housing schemes across Bury by 2035 for older people. This will enable more people to remain safe and live independently in a suitable home environment that meets their needs that connects them to communities and services they may need as they age.

Bury is a high demand area for housing and is an attractive place for people to live. 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.

We are committed to working collaboratively with our housing and development partners, health and care partners, and Bury residents to design and deliver housing options that meet people's needs as they age.

Bury is a high demand area for housing and is an attractive place for people to live.



We have produced this strategy to outline to our residents and 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.**



Consultation

Bury Council's 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 Council Departments including Adult Social Care, Housing Services, and Planning Department
- Local Councillors

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.

“

For me and all members of the LGBTQI+ community to know that we will be treated with the same respect and dignity that every recipient of extra care will receive shows true inclusivity ”

Quote from a Bury resident regarding the Extra Care Housing Strategy

What is Extra Care Housing?

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.

Properties should be designed and built to standards that allow aids and adaptations to be installed to ensure resident 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.

Extra care housing (for rent or shared ownership) is becoming popular amongst older people as a housing choice and as a possible alternative to residential care. It is vital for commissioners, developers, registered housing providers, and planners to better understand extra care housing for today's generation of older people and for future generations.

Extra care housing is not 'one size fits all' and schemes may vary in terms of size, design, and the level of care and support. This will be determined by local needs, demands, and aspirations.

What is the difference between Extra Care Housing and Sheltered Accommodation in Bury?

There are similarities between extra care housing and sheltered accommodation because every tenant has their own front door (self-contained private living space) and there are some communal shared spaces. However, sheltered accommodation does not include additional onsite care and support available in extra care schemes or the extra facilities that would be expected in modern extra care schemes. Furthermore, some sheltered schemes offer older accommodation which may be considered outdated and unsafe, due to size, if a person develops mobility difficulties and requires aids and adaptations.

Both extra care housing and sheltered accommodation are classed as independent living and independence is always promoted where possible.



Who is it for?

The eligibility criteria depend on the scheme, but residents are usually:

- Above a certain age – usually 55 or 60 years.
- Able to live safely on their own with access to support when needed.
- If people are living together as a couple, and one of them has care needs, extra care housing could make it possible for them to continue to live together.

Vision And Objectives

Bury Council's Vision

To provide a range of high-quality, person-centred 'extra care' housing options that promote independence, dignity, and improved health and wellbeing for older people in Bury.

Objectives

1. Enhance quality of life for older residents in Bury
2. Provide safe, secure and supportive living environments
3. Promote independence and reduce the need for more intensive care services
4. Provide facilities that promote community integration and social inclusion
5. Ensure accommodation is high quality and built to HAPPI Design Principles to enable people to age in place



Strategic context

By understanding and addressing the needs of our ageing population, we can create communities that support healthy ageing and ensure that older people can live fulfilling lives. Key strategic plans and data have been considered to ensure the Extra Care Housing Strategy 2026 to 2036 aligns to the wider objectives of the Council.

[Bury Council's Let's Do It! Strategy](#)

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 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.



Bury's Housing Strategy - A Strategy for Housing Growth and Place Making where Communities Can Thrive 2026 to 2036 & Bury's Housing Needs and Demand Assessment 2025

A Strategy for Housing Growth and Place Making where Communities Can Thrive 2026 to 2036 and Bury's Housing Needs and Demand Assessment 2025 have been considered and key messages from these documents include:

- Bury's older population data highlights increasing demand for age-appropriate housing, health, and care services, particularly for the oldest age groups with more complex needs.
- Older households in Bury are predominantly living in family housing, particularly 3-bedroom houses, which account for over a third (35.6%) of all households aged 65 and over and 4+ bedrooms at 18.2%, especially among those aged 65–74, suggesting under-occupation as households age.
- There is a clear age-related shift towards flats, particularly among those aged 75 and over, with 20.4% of households aged 85+ living in flats.
- Data highlights a mismatch between the ageing population and the housing stock they occupy, reinforcing the need for a greater supply of appropriate, accessible smaller homes to support downsizing and independent living in later life.
- Older people in Bury show a strong preference to remain living independently, with 75.4% of households aged 65+ wishing to stay in their current home with support if needed, rising to 87.5% among those aged 85+.
- Demand for specialist housing shows 23% expressing interest in rented sheltered accommodation and 15.7% in Extra Care housing particularly among those aged 75–84.
- Findings underline the importance of enabling ageing in place while expanding the supply of accessible homes, sheltered housing and Extra Care provision to meet changing needs as people grow older.
- Homes need to be accessible, adaptable, and technology enabled; they need to be safe and warm and in established and vibrant neighbourhoods, recognising the importance of attachment to place and social connections.



Take a strengths-based approach to recognise the assets and strengths of communities and older people.



Bury's Draft Local Plan

The Draft Local Plan sets out a long-term framework to manage future growth and development in the Borough up to 2042.

Together with the adopted Places for Everyone Joint Plan, Bury's Local Plan will form a key part of Bury's overall development plan and provide more detailed set of locally specific planning policies. Key messages relevant to the Extra Care Housing Strategy include:

New residential accommodation specifically targeted at older and disabled people should:

- Be well-integrated with the wider neighbourhood
- Offer easy access to community facilities, local services and public transport
- Provide sufficient car parking for occupiers, staff and visitors
- Be designed to reflect relevant best practice, including the Housing our Ageing Population Panel for Innovation (HAPPI) ten key design elements
- Where appropriate, provide a range of tenures
- All new homes to meet the Nationally Described Space Standards and the accessible and adaptable standard in part M4 (2) of the building regulations.

Market Position Statement 2025 -2027 Older People, Ageing Well & Dementia

Bury's Market Position Statement for Older People, Ageing Well and Dementia informs providers of our commissioning intentions and facilitates conversations to build an understanding on the needs of older people. Key highlights relevant to this strategy, include:

- A Housing Needs Assessment for Bury completed in 2021 suggests that an increased number of extra care housing schemes will be needed in Bury moving forwards. We plan to develop up to 5 new build extra care schemes over the next 10 years to offer improved housing options and choice to customers.
- Aim to reduce the number of commissioned residential beds significantly and increase the number of care and housing options available in the community. This includes more options for people with complex needs to avoid them being placed out of borough.

Bury Joint Strategic Needs Assessment (November 2024)

Key findings considered from the JSNA 2024 include:

- The unrounded population estimates by single year of age highlights there were 193,855 people living in Bury in 2021. The full breakdown of the population by age and gender shows that the most common age of people living in Bury is 56. It also shows that there are 1,445 people aged 90 and over, an increase from 1,228 in 2011.
- There are 35,447 (18.3%) older adults aged 65 years and over in Bury, similar to England average of 18.4%. Elton Vale (31.3%) and Summerseat (31.1%) have the highest proportion and Fernhill and Pimhole (9.6%) have the lowest proportion of older adults in Bury.
- Bury population has continued to age. Census 2021 results show that there has been an increase of 19.8% in people aged 65 years and over in Bury similar to 20.1% seen in England.
- Based on the results of Census 2021 for Bury, the highest difference by sex is in the 65+ age group (older people), where there are 3,254 more females compared with males. On average, females currently live longer than males, which significantly impact the sex profile of Bury's population.
- Older adults in Bury are expected to see the biggest increase of 15.4% with an additional 5,617 older adults between the years 2023 to 2032. During the same time period, England is expected to see an ever-greater increase of 21.4% in older adults.
- Overall, the data shows that there is a significant gap in life expectancy between the most deprived and least deprived areas, with the gap increasing for both sexes especially for males in 2018-20 compared with 2011-13.



- For older adults, wider social determinants of health such as access to housing, food, financial resources, climate change and transportation, as well as social connections, play a critical role in better health outcomes and improving overall well-being.
- Income Deprivation Affecting Older People Index (IDAOPI) in Bury for the year 2019 is 14.5%, statistically higher than England average of 14.2%.
- East and Moorside are the most deprived wards in Bury and North Manor and Tottington are the least deprived wards in Bury.
- Social isolation, loneliness and higher levels of deprivation are all linked with pensioners who live alone. For older people, there is a strong correlation between isolation and loneliness.
- Individuals with dementia encounter substantial health challenges and may face a mortality risk that is at least twice as high as those without the condition. Based on the most recent data from 2020, prevalence of dementia in Bury is at 4.63%, significantly above England average of 3.97%.

The table below demonstrates the Bury population aged 65 and over, projected to 2040:

	2023	2025	2030	2035	2040
People aged 65 – 69	9,400	10,100	11,300	11,300	10,300
People aged 70 – 74	8,900	8,400	9,200	10,400	10,500
People aged 75 – 79	8,300	8,500	7,400	8,100	9,200
People aged 80 – 84	5,000	5,400	6,800	5,900	6,600
People aged 85 – 89	3,100	3,200	3,600	4,600	4,100
People aged 90 and over	1,700	1,800	2,100	2,500	3,200
Total population 65 and over	36,400	37,400	40,400	42,800	43,900

Further statistics inform that:

- The total population of Bury people aged **65-74 living alone** is predicted to rise from 4,524 in 2023 to 5,132 in 2040, with the majority here being female.
- The total population of Bury people aged **75 and over living alone** is predicted to rise from 7,391 in 2023 to 9,408 in 2040, again, with the majority here being female.
- The total population of Bury people aged **65 and over predicted to have dementia** is likely to rise from 2,560 in 2023 to 3,482 in 2040.
- The total population of Bury people aged **65 and over with a limiting long-term illness** (whose day-to-day activities are limited a lot) is likely to rise from 9,217 in 2023 to 11,527 in 2040.
- The total population of Bury people aged **65 and over predicted to have a fall** is likely to rise from 9,657 in 2023 to 12,048 in 2040.
- The total population of Bury people aged **65 and over providing unpaid care** is predicted to increase from 5,144 in 2023 to 6,102 in 2040.
- The total population of Bury people aged **90 and over** is predicted to increase from 1,700 in 2023 to 3,200 in 2040.

Data taken from POPPI website in December 2024 (Projecting Older People Population Information System).

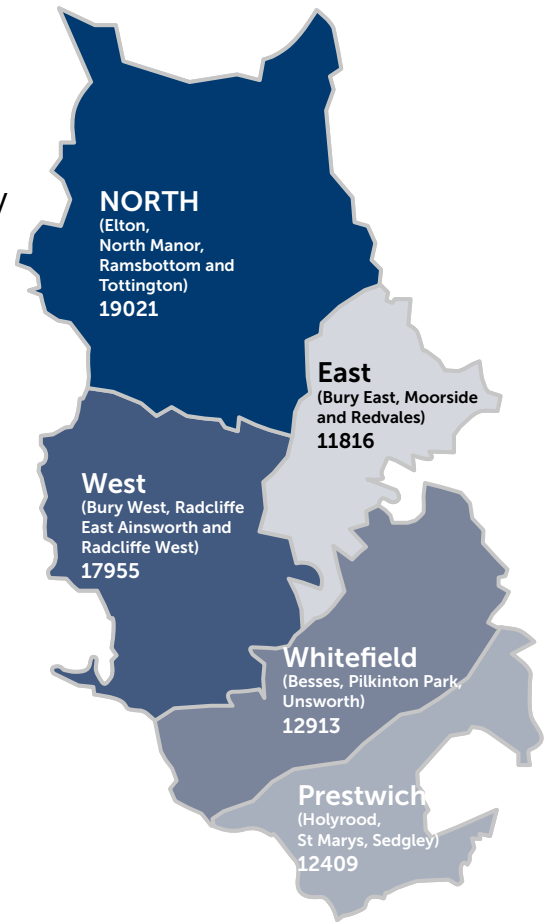
Figures taken from 2022 Mid-Year Population Estimates show that the majority of over 50s reside in north and west of the borough. The map on page 13 shows approximately where people aged 50+ live across the borough.

When considering locations for future extra care housing schemes in Bury, it is important to consider areas where the highest numbers of the over-50 population reside, particularly in the north and west of the borough. Furthermore, we must consider where supply is currently located to achieve the objective of increasing choice for people across all the six towns.

Further considerations gathered in consultation with older people on this strategy highlight the importance of schemes having:

- Nearby transport links
- Nearby shops and amenities
- Nearby health services
- Secure car parking facilities
- Advancing Assistive Technology
- High performing Wi-Fi
- Sensory loss considerations
- Dementia friendly environments

We will ensure that these are considered in the development of Priority 9 'Extra Care Housing Standards'.



11,816

19,021



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.

Bury's Health and Adult Care Ageing Well Strategy 2025 – 2030

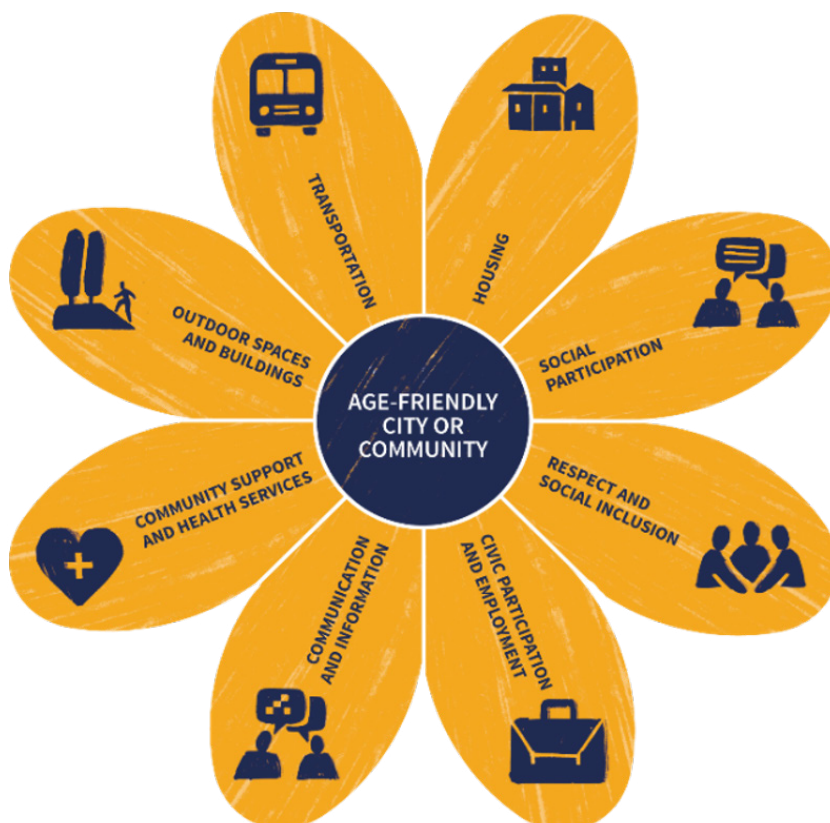
Bury Council is committed to creating an inclusive and age-friendly community for residents and is proud to be a member of the UK Network of Age Friendly Communities:

[UK Network of Age-friendly Communities | Centre for Ageing Better](#)

We want Bury to be a place that enables people to age well and live a good later life, where people can stay living in their homes, participate in the activities they value, and contribute to their communities as long as possible.

Key messages we have considered from the Health and Adult Care Ageing Well Strategy 2025 – 2030 are:

- Healthy ageing is not a challenge unique to Bury. Internationally, the **World Health Organisation (WHO)** has recently published a global strategy, with a new definition of healthy ageing: **“The process of developing and maintaining functional ability that enables wellbeing in older age.”**
- It is important to see ageing as a social issue, and not a clinical one, as health and social care services are only one contributing factor. Another aspect is the physical and social environment that we live in enabling us to maintain our wellbeing.
- The WHO highlights 8 domains of liveability in which communities need to better adapt their structures to meet the needs of older people.



We want Bury to be a place that enables people to age well and live a good later life.



Bury's Ageing in Place Pathfinder (AIPP)

Bury is part of the **Ageing in Place Pathfinder (AIPP)** project, which is underway across Greater Manchester to ensure older people's voices are heard and valued in the places they live.

The Pathfinder represents a significant commitment from a wide range of stakeholders to establish resident-led partnerships in nine neighbourhoods in Greater Manchester. In these partnerships local organisations are working together with residents to agree and prioritise ways to improve the quality of life for residents as they grow older.

Persona, which is the LATCO (Local Authority Trading Company) for Bury Council, has been leading the project in Bury and has opened the Café on the Green in Clarence Park as the main community hub to create increased connectivity for residents. Bury will be rolling out this project to other areas across the borough over the next 3 years with the 8 domains of liveability, including housing as a focus.

Bury's Prevention and Wellbeing Strategy - Health and Social Care 2025-2030

This Strategy sets out Bury's commitment to prevent, reduce and delay the need for adult care and support over the next 5 years by focusing on early intervention and prevention, ensuring that residents receive the support they need before issues escalate.

The strategy states that the outcomes that can be achieved through prevention may include:

- Enhanced independence, including the ability to navigate prevention and community services, as well as effective self-care.
- Improved quality of life and wellbeing for individuals who require care and support, along with their carers.
- Reduced social isolation and loneliness.
- Delayed or decreased need for care and support.

All these outcomes can be achieved for individuals living in 'Extra Care Housing'.

Bury Council Equality, Diversity, and Inclusion Strategy 2024 – 2028

Bury is a vibrant, diverse and cohesive Borough. It is home to over 190,000 people, every one of which should be enabled and empowered to maximise their life chances, play a active role in society and enjoy a high quality of life. Key shared objectives from this strategy include:

Equality – Where everyone is treated fairly, with dignity and respect and recognising we may need to treat people differently to achieve this.

Diversity – Understanding our differences and valuing these as a strength that we all benefit from.

Inclusion – Providing equal access and opportunity to participate in our workplaces, our communities and in the use of services regardless of personal characteristics or circumstances.

Bury’s diversity includes (Census 2021):

- 51% Women and 49% Men
- Our age ranges are in line with the national demographic, but we are an older borough regionally
- 20.16% of our population are people from an ethnic minority
- 18.51% of our population consider themselves to be disabled
- Our population follow a range of different religions and belief systems with significant Christian, Muslim and Jewish populations
- 3.27% of our population identify as LGBTQIA+
- 8.71% of our population are unpaid carers
- 90.26% of our population speak English as a first language
- 2.60% of our population are veterans



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.

Bury Adult Carers Strategy 2025-2029

Bury Council’s ‘Adult Carers Strategy 2025-2029’ outlines the commitment to supporting unpaid adult carers in Bury. Key messages considered from the strategy include:

- **Demographic Data:** The 2021 Census data indicate an estimated 18,219 unpaid carers in Bury, with a growing intensity of care provided and a higher likelihood of women in deprived areas providing unpaid care.
- **Health and Wellbeing:** Unpaid carers often face negative impacts on their mental and physical health, quality of life, and outcomes, especially as the intensity of their caregiving role increases.

- **Commitments to Carers:** The strategy outlines four key commitments: early identification and support, access to quality support and information, raising the profile of carers, and reducing inequalities for under-represented groups.
- **Support Services:** Carers expressed the need for support services that are flexible, responsive, and available in all Bury neighbourhoods, including digital support and respite care.

Bury Sensory Impairment Strategy 2025 to 2029

Key messages we have considered from the ‘Bury Sensory Impairment Strategy 2025-29’ include:

- Sight and hearing loss can affect us at any age, but age is a significant risk factor related to eye health, sight and hearing loss.
- Sensory impairment is a factor in falls and subsequent admission to hospital, which is the major contributory factor to admission to a care home.

Further considerations gathered in consultation with older people on this strategy highlight the importance of ensuring new extra care housing schemes offer digital capacity and infrastructure to deliver technology to promote independence.

“ My mother, severely deaf, like me, found herself in a home where no-one understood how her hearing aids worked, so when batteries ran out, she became isolated and depressed. She couldn’t talk to other residents; she couldn’t hear what carers said to her, she couldn’t hear the TV. I’ll be luckier, I hope, when I need extra care.

But it’s more than staff training that’s needed now. Communications technology has advanced so far since then. I now have hearing aids enhanced by blue-tooth connectivity and AI-driven background noise cancellation. I have captioned TV, email and SMS, speech-to-text live transcription, and captioned video-calls to keep me in touch with friends and family. I can stay connected via social media. I can use my smartphone tablet or laptop to order my little essentials without having to ask others for favours. I can handle my own financial affairs via online banking and talk to my solicitor if I need to.

I have a fear of eventually finding myself in a home where I can do none of these things. Where there are no handy power points for my devices or for recharging them; where there’s no access to Wi-Fi (or only for staff use!)

I have so many questions, so many anxieties. I’ll just have to hope that those responsible for building new care homes today are listening; that they understand that the ‘oldies’ of today and tomorrow will have very ‘modern’ needs and expectations about support for communication, navigation, etc.

This trend, to rely on mainstream technology for support will continue and will inevitably fuel the expectations of younger people as they age. Will the homes being built today be ‘future-proofed’ for use by the oldies of tomorrow?

”

Feedback from Bury Resident, 85 yrs, severely/profoundly deaf

Bury's Dementia Strategy 2024 to 2029

Bury's Dementia Strategy is for people living with Dementia and their families and carers. The aim of the Strategy is to improve the health, wellbeing, and quality of life for people living with Dementia. Key messages considered from Bury's Dementia Strategy 2024 -2029 include:

- A strong emphasis on prevention and early intervention by taking a strength-based approach – which means identifying and maximising individual strengths and capabilities to support people, promote independence and improve quality of life.
- In England it is estimated 676,000 people have dementia. In the whole of the UK, the number of people with dementia is estimated at 850,000.
- Dementia mainly affects older people, and after the age of 65, the likelihood of developing dementia roughly doubles every five years. However, dementia can develop earlier, presenting different issues for the person affected, their carer and their family.
- There is a considerable economic cost associated with the disease estimated at £23 billion a year, which is predicted to triple by 2040.

Dementia in Bury

People aged 65 and over predicted to have dementia, projected to 2040	2023	2025	2030	2035	2040
People aged 65-69 predicted to have dementia	156	166	187	187	170
People aged 70-74 predicted to have dementia	271	256	280	317	320
People aged 75-79 predicted to have dementia	504	516	444	487	553
People aged 80-84 predicted to have dementia	554	588	754	654	732
People aged 85-89 predicted to have dementia	545	580	651	827	742
People aged 90 and over predicted to have dementia	530	554	636	731	966
Total population aged 65 and over predicted to have dementia	2,560	2,659	2,952	3,202	3,482
Percentage aged 65 and over, to have Dementia, projected to 2040	7.03%	7.11%	7.31%	7.48%	7.93%
7% of Bury's population will have dementia, rising consistently to reach 8% in 2040.					

Source: Projecting Adult Needs and Service Information (PANSI) website

In May 2025, 205 people registered with Bury 'Care Link' community / social alarm system and response to emergency calls service were recorded as 'affected by dementia'. An additional 103 people were recorded as having some form of memory difficulties, with no formal diagnosis. This is approximately 14% of the Care Link customer base.

The figures above provide an indication of the potential number of people with dementia in Bury who may benefit from extra care housing provision in the future to enable them to live safely and as independently as possible in their own homes, with an extra 543 people in Bury aged over 65 predicted to have dementia by 2035.

Housing for people with dementia – are we ready?

Published by the All-Party Parliament Group (APPG) on Housing and Care for Older People in 2021, key highlights include:

- Progress in the development of dementia-friendly housing has been far too slow and there is an urgent need to ensure housing is dementia-ready from the outset
- The majority of those living with dementia do not live in either purpose-built or adapted housing. This can place strain on people with dementia and their families and support networks as their care needs advance.
- Many do not receive adequate information on housing options and adaptations.
- The number of BAME people with dementia in England and Wales is likely to double to circa 50,000 by 2026.
- When producing housing plans, local authorities should clearly set out the housing demand for people living with dementia in their locality including estimates for need in BAME and LGBTQIA+ communities and how these targets will be met.



When producing housing plans, local authorities should clearly set out the housing demand for people living with dementia in their locality

Current position

Supply:

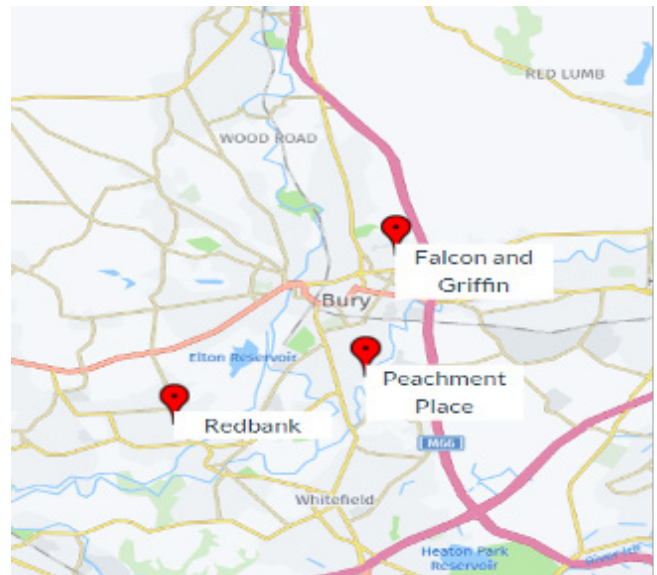
There are currently three extra care housing schemes in Bury offering a total of 169 units of accommodation, these are:

Falcon and Griffin (F&G) - built in 1976 and renovated in 2003 and is owned and managed by Bury Council. The scheme is located in Bury East and comprises of 69 units in total; this includes 2 blocks of flats and 29 external properties including 1 bed bungalows and 1 bed maisonettes. Falcon and Griffin has shared communal lounges.

Redbank - built in 2012 to the HAPPI Design Principles and managed by Bury Council. The scheme is located in Radcliffe North and comprises of 38 two bed apartments and two one bed apartments (four of which have kitchens fully adapted for wheelchair users). Redbank has modern communal facilities.

Peachment Place - built in 2018 to the HAPPI Design Principles and is owned and managed by Bury Council. The scheme is located in Redvales and comprises of 60 one and two bed apartments. Peachment Place has modern communal facilities.

The map below shows the location of the 3 current extra care housing schemes in Bury:



Care and Support

The care and support models delivered at each of the existing schemes varies:

- **Falcon & Griffin:** Wellbeing checks and onsite care and support throughout the day delivered by Bury Council, plus various commissioned domiciliary care agencies, throughout the day.
- **Peachment Place:** Wellbeing checks delivered by Persona and onsite care and support delivered by Persona, plus various commissioned domiciliary care agencies, throughout the day.
- **Redbank:** Wellbeing checks delivered by Persona, plus various commissioned domiciliary care agencies throughout the day.

At night each scheme is covered by an emergency response service delivered by Persona, which is the LATCO (Local Authority Trading Company) for Bury Council in partnership with Care Link and Tunstall.



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.



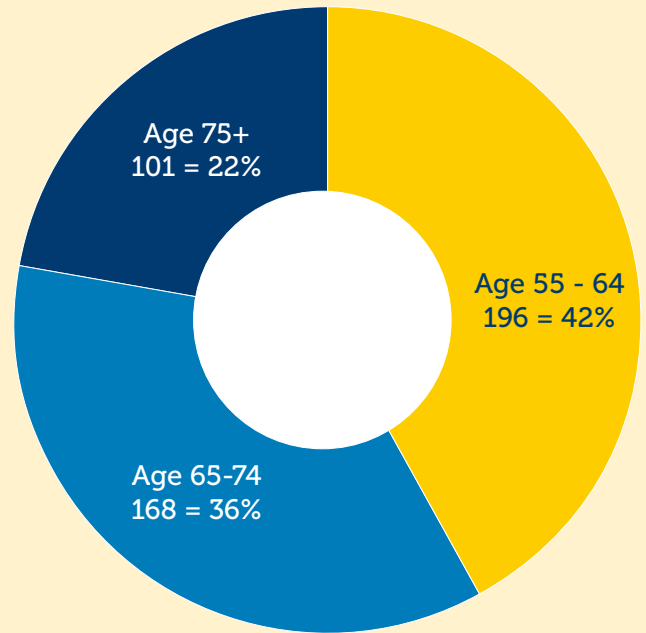
Develop strong relationships between housing providers and care providers, to strengthen partnership working ensuring the needs and aspirations of tenants living in extra care are met to promote health, wellbeing, and independence.

Demand

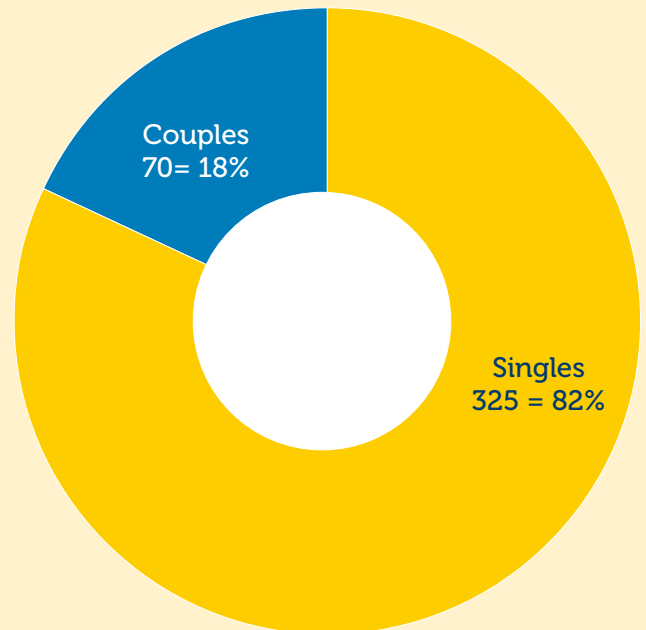
Data taken from Bury Council's housing register in November 2025 shows the total number of people over the age of 55 years registered for housing in Bury was 465. The chart, right, shows the age profile of this group broken down. Although not all people over the age of 55 years will want or need extra care housing, we can assume that a proportion may consider extra care housing, particularly those over the age of 65 and 75 years.

The chart, right, shows the number of couples and singles over age 55 years currently registered for housing. This is important data because it highlights demand for both 1 and 2 bedroom extra care units.

Number of people ages 55+ registered for housing in Bury

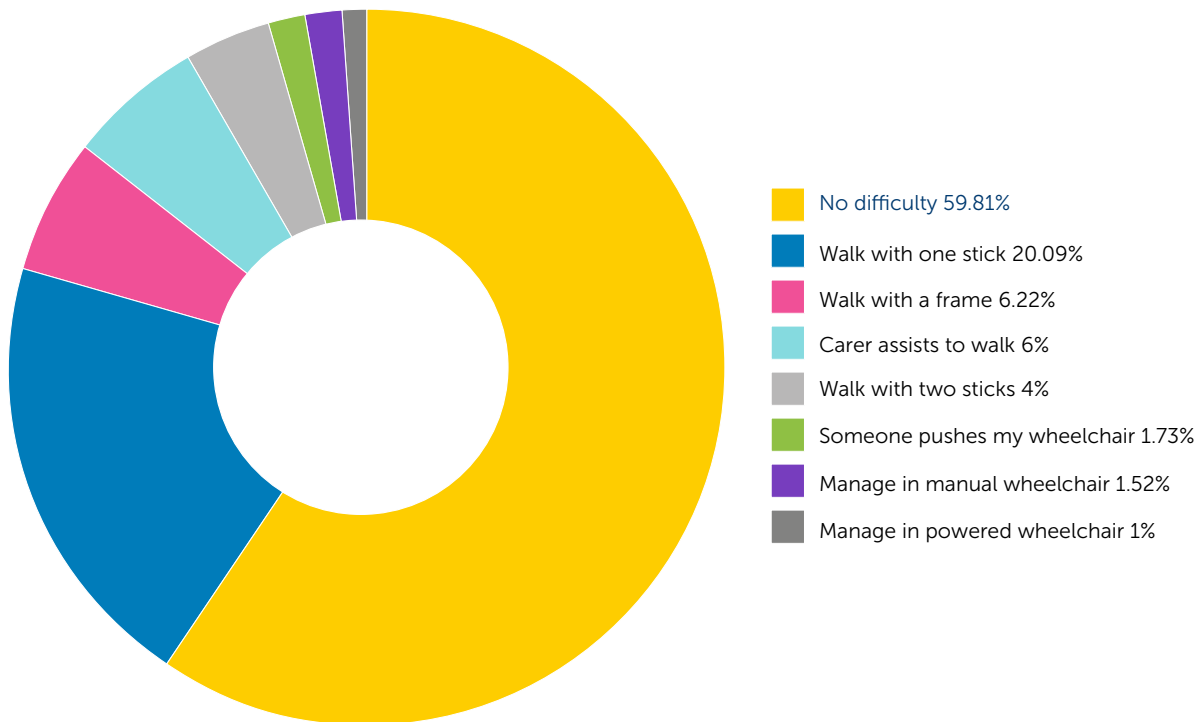


Household makeup of Age 55+ registered for housing in Bury

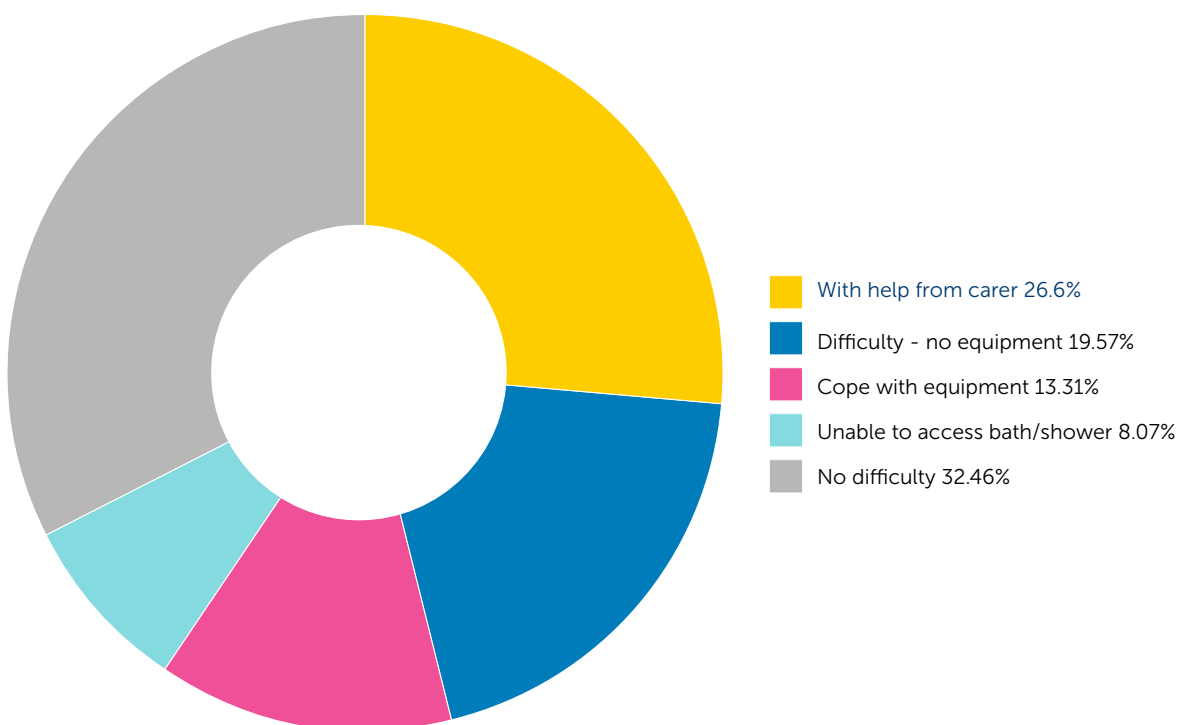


The two charts below show how the 465 people over the age of 55 on the housing register manage indoors and when bathing. This information highlights the need for accessible housing options for older people and the importance of building extra care housing schemes to the HAPPI design standards ensuring older people can remain in their home as they age.

How do you manage indoors?

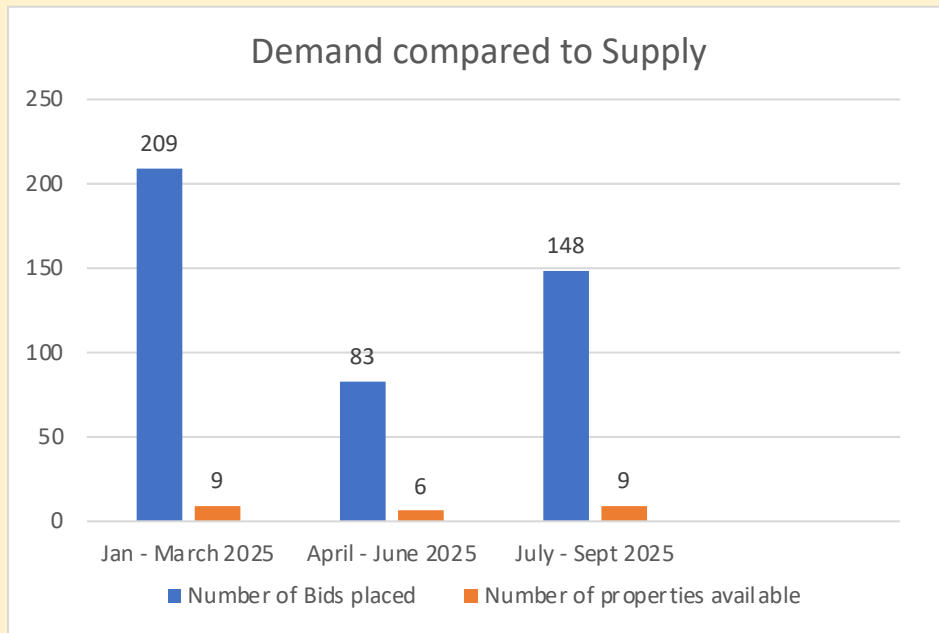


How do you manage with bathing?



The chart below shows the number of properties that were available at each extra care housing scheme in Bury and the number of bids placed during the period January 2025 to September 2025. This data shows us that the current supply of extra care housing in Bury is not meeting demand.

It should be noted that some people may place multiple bids on schemes each week, therefore each count is not representative of one person although this chart does provide insight into the demand for extra care housing in Bury.



The Adult Social Care - Housing for Those with Additional Needs Strategy 2021 – 2025

states that given the current population needs, trends, spends and the future population projections, Bury will need more capacity c.210 beds/units of extra care housing by 2030, rising to c.330 beds/units by 2035.

It also states that over the period 2022 to 2043 there is a need for 41 additional extra care units each year.

Based on this, data taken from Bury Council's Housing Register, local population figures, and consultation with key-stakeholders, we conclude that demand for extra care housing in Bury is greater than supply and therefore we plan to develop up to 5 new extra care housing schemes in Bury by 2035. The majority of these will likely be owned by Bury Council or Registered Providers of Social Housing to meet the demand of people on the social housing register.

It should be noted that this strategy does not include considering future demand for private outright ownership for extra care accommodation. However, there is a need to consider shared ownership and mixed tenure schemes.

We will ensure that our increased extra care supply will comprise of a range of both specialist and general needs accommodation. We will aim to include a mix of one- and two-bedroom apartments, and this could range from between 30 to 80+ properties on one site.

Further considerations gathered in consultation with older people on this strategy highlight the importance of ensuring that older people have information and understand how to access extra care housing. We will ensure that this is considered in the development of priorities 5 and 6 detailed below.



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.



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.



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.

Benefits of Extra Care Housing

Purpose-built extra care housing can cater for the specific needs of older people as they age, alongside management and delivery of care and support as and when needed. It also plays a significant role in tackling loneliness and social isolation supporting people to remain socially active and part of a community, helping to improve physical and mental wellbeing.

As residents can be provided with care and support and because their homes are built to the HAPPI Design Principles, they are able to continue to live in their homes and the community as they age, which may reduce and delay the need for residential care and hospital admissions. Promoting the use of assistive technology can also further enhance the independence and safety of residents in extra care housing.

As people often move from family homes into extra care housing, the model can also help strengthen the local housing market and the social rented sector, by freeing up family homes for younger families or first-time buyers.

An Extra Care Housing Resources Pack was developed for the Greater Manchester Health and Social Care Partnership in 2019, and this highlights the financial cost benefits of extra care housing for the individual and also the wider health and social care system:

- There is evidence to suggest that extra care housing can delay admission into a care home by providing alternative accommodation at the point where someone has to leave their original home and as a means of enabling them to live independently for longer.
- Care needs often reduce after someone goes into extra care housing due to on-site care provision and living in accessible accommodation.

- A detailed evaluation completed by East Sussex Council indicates that 63% of people living in their schemes would be placed in residential care or nursing care if they were not living in extra care housing. **This study concluded that the cost of extra care housing was on average half the gross cost of the alternative placements.**
- Research commissioned by Southampton City Council identified a range of health benefits and specifically cost benefits to the health system derived from older people living in extra care housing. For example, reductions in the number of GP visits, reductions in the number of community nurse visits, and reductions in the number of non-elective admissions to hospitals. This research has also found that living in a housing with care scheme can improve residents' general wellbeing.



The table below demonstrates that an older person living in extra care housing generates health and social care cost-benefits of £2,441 per annum:

Area of Cost Benefit/ Saving	Cost benefit/saving (per extra care housing resident per year)
GP visits	£144.78
Community Nurse Visits	£362.55
Non-elective admissions to hospital	£624.11
Delayed Transfer of Care 'days'	£465.30
Falls	£380.00
Reduction in scale of care home packages	£427.98
Reduced loneliness	£36.30
TOTAL	£2,441.02



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.

What does 'good' Extra Care Housing look like?

The research below related to national principles, standards, guidance, and best practice has been taken into consideration during the development of our commissioning priorities and intentions for this strategy.

For Bury to develop quality extra care housing provision it is important that we adopt expert opinions by reputable organisations and interlink them with commissioning and capital intentions. Furthermore, we have carried out extensive research to consider best practice and lessons learnt from local, national and international models of extra care housing schemes.

HAPPI Design Principles (2009): The HAPPI principles are based on 10 key design criteria. Many are recognisable from good design generally - good light, ventilation, room to move around and good storage - but they have relevance to the spectrum of older people's housing which needs to both offer an attractive alternative to the family home and be able to adapt over time to meet changing needs.

National Design Guide (2019): This guide sets out the characteristics of well-designed places and demonstrates what good design means in practice highlighting the need for well-designed, accessible homes that are socially inclusive, healthy, meet the housing needs of an ageing population and the importance for the need for greater flexibility in design to meet changing needs, including changes in health and mobility of older people.

Department for Communities & Local Government Technical Housing Standards (2015):

This document details nationally described space standards. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home. The nationally described space standard for one bedroom one person dwellings is 37m² for general needs housing.

Design Principles for Extra Care Housing (3rd edition) Housing LIN factsheet (2020):

This report refers to good practice in terms of housing for older people being characterised by providing sufficient space to accommodate the accessibility requirements of people as their needs change with age. This document describes the three categories for accessibility in the National Building Regulations. These have been used to develop the space provision and specification named Wheelchair Lite Standard.

The “Older People’s Housing Preferences” report by Ipsos and Housing LIN, December 2024:

This report explores the housing needs and preferences of the UK’s older population, key findings include:

- 5,591 respondents aged 50 and over, with a majority being homeowners, a significant portion reported physical or mental health conditions and lower incomes. Around 29% of respondents are concerned about their physical health, and 13% are concerned about their mental health. These concerns are higher among those aged 75+, renters, those from ethnic

minority backgrounds, and those with lower incomes.

- One-third of older adults are likely to move home only when they develop health problems. This tendency is more pronounced among those aged 75+.
- Most older adults live in conventional homes, with a majority in properties with three or more bedrooms. Many have lived in their homes for over 20 years.
- Over 80% are satisfied with their current homes, valuing safety, location, and size. However, concerns about future suitability and heating costs are prevalent.
- While many homes lack adaptations, a significant number of older adults do not plan to make changes. Those with adaptations often have features like downstairs bathrooms and step-free access.
- Most older adults prefer to stay in their current homes, with or without adaptations. If moving, bungalows are the most preferred type of housing.
- Emotional attachments, complexity, and costs are major barriers to moving. Financial concerns are particularly significant for renters and those with lower incomes.
- The report highlights the need for age-friendly housing policies, financial support for home adaptations, and the development of affordable, accessible housing options to meet the diverse needs of the ageing population.



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.

APPG on Housing and Care for Older People Inquiry on regenerating outdated sheltered housing (launched April 2023).

This Inquiry considers how best to regenerate existing supply of outdated sheltered housing – including modernisation, repurposing, and replacing older stock and service models.

Refurbishing or remodeling sheltered housing: a checklist for developing Extra Care by Housing LIN (2005):

This factsheet provides a framework for decision making when considering developing extra care housing from sheltered stock exploring the following options:

- Refurbish an existing ordinary sheltered housing scheme.
- Re-model / reconfigure existing ordinary sheltered housing scheme
- Repurpose the building.
- Demolish and build new on the same site.
- Demolish and build new on a different site.
- Undertake more preparatory work.
- Consider other ways of delivering housing with support.

The Regeneration of Outdated Sheltered Housing (2024):

this report found that the scale of re-investment required across sheltered housing is significant. It highlights the need to upgrade and regenerate outdated sheltered housing for older people.

Key recommendations from the report include:

- A significant proportion of sheltered housing should be refurbished; attractive and contemporary sheltered housing can continue to enable down-sizing that allows families to obtain much-needed homes.
- Homes England capital grant funding rules should ensure that housing providers can apply for and use capital grant to refurbish and upgrade existing sheltered housing schemes without ‘additionality’ requirements.
- Local authorities should undertake periodic Older Persons’ Housing Needs Assessments to determine local need and demand for all types of housing for older people, including sheltered housing.
- All social and private landlords with sheltered housing stock should conduct a strategic review of their portfolio’s current and future suitability, identifying options for refurbishment/upgrades, repurposing or replacement
- Disposals/sales should be avoided where possible. Both the Regulator of Social Housing, as part of its new standards regime, and all social housing providers should adopt a ‘charter for disposal of supported accommodation for older people’.



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.

Our commissioning priorities and intentions

Below are our ten commissioning priorities and intentions 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.

How will we know we are achieving our Commissioning Priorities & Intentions?

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.

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:

- Adult Social Care Senior Leadership Team
- Older People and Ageing Well Partnership Board
- Housing Services Senior Leadership Team
- Housing Growth Group
- Housing Advisory Board



Glossary

Term	Meaning
Registered Housing Provider	A registered housing provider is an organisation that is registered with the regulator of social housing and provides social housing as a landlord – they are typically non-for-profit housing associations but can also include Local Authorities and profit-making organisations.
Commissioner	Officer of the Local Authority responsible for ensuring the right services are in place to meet the needs of the local population.
Developer	A person or company that builds or refurbishes properties to agreed standards.
Shared Ownership	Shared ownership is a way to buy a home where you purchase a share of the property and pay rent on the remaining portion to a housing association, you essentially become a part owner and part tenant.
HAPPI Design Principles	A set of 10 design criteria focused on creating homes and communities that are both attractive to older people and adaptable to their changing needs.
Census	Census data is a count of all people and households within a specific area, taken at regular intervals, it provides a detailed snapshot of the local population and demographics.
LGBTQIA+	Lesbian, Gay, Bisexual, Transgender, Queer or questioning, Intersex and Asexual – plus (+) signifies that it is an inclusive term that also encompasses other non-binary gender identities and sexual orientations not explicitly listed.
Carer	A person, of any age, who provides unpaid care and support to a family member, friend or neighbour who is disabled, has an illness or a long-term condition or who needs extra help as they grow old.
BAME	Black, Asian and Minority Ethnic groups.
Unit	A self-contained living space typically including a kitchen, bathroom and toilet. It is essentially a dwelling or living space that can be occupied independently for example flats / apartments / bungalows.
LATCO (Local Authority Trading Company)	Organisations that are free to operate as commercial companies but remain wholly owned and controlled by the council.
CQC (Care Quality Commission)	An Independent regulator in England that ensures the quality and safety of health and social care services.
Housing Allocations Policy	A document that all councils are required to have for determining the priorities and procedures to be followed in allocating housing accommodation.
Liquid Logic	An electronic case management system used to store data relating to adult social care.
Market Position Statement	A document created by local authorities to provide information about the adult social care market within their area.

Term	Meaning
Assistive Technology	A digital item, piece of equipment, program or product used to increase, maintain or improve a person's functional capabilities, safety and independence.
Non-elective admission to hospital	Unplanned admissions for treatment that are needed at short notice due to clinical need.
Delayed transfer of care 'days'	The number of days a patient, who is medically ready to leave the hospital, remains in a hospital bed due to factors outside the hospital's control.
Cost Benefit Analysis	A process used to evaluate the advantages and disadvantages of a project / approach by comparing costs and benefits in monetary terms.
Capital	In the context of housing this refers to funding allocated for the building of homes.
Revenue	In the context of Adult Social Care this refers to funding allocated for service provision associated with care and support needs.
Housing LIN (Learning and Improvement Network)	A network and consultancy community focused on promoting wellbeing through good quality housing, particularly for older people, people with disabilities, and those with care needs.
Co-production	An approach used to develop public services involving people who use services in an inclusive and meaningful way working together.
Stock	Refers to the number of properties (houses, flats, apartments, bungalows etc) owned by a landlord.
Bury Older Peoples Network (BOPN)	An engagement mechanism for older people to have their voices heard on things that matter to them.
M4 (2) Building Regulations	<p>M4(2) refers to the requirements for accessible and adaptable dwellings under the Building Regulations in England. It ensures that new dwellings are designed to be easily accessed and adapted for future use, particularly for individuals with disabilities. Key requirements include:</p> <ul style="list-style-type: none"> Accessible Entrances Clear Access Zones Design for Adaptability



Extra Care Housing Strategy

Health and Adult Care

2026-2036