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**From:**

**To:**

Niko,

Thank you for a helpful discussion on this application. I will seek to summarise ASC's views.

We know that there is an unmet need for Extra Care Housing in the district. We currently have a waiting list of 19 people who need to be in this sort of setting. We are also aware that this number is likely to be a significant under-expression of the need. We believe that there are people in the community who are not 'on our radar' because they are meeting their own care needs. We also believe that, if there were an available provision, more people would come forward to ask for it. Demographic predictions are also that the older age population will continue to grow in the long-term.

On this basis, we are keen to see more ECH provision within West Berkshire.

It is important that 70% of provision should be for social rent. We are comfortable that some of the units might be used for the general housing register.

Our experience is that the majority of units should be single-occupancy, but there is also a need for double-units because we do see couples/ family members for whom sharing is the most appropriate option (and this can sometimes keep down costs to the council).

We are comfortable that the provision should be primarily available to over-55s but we encourage some sensible flexibility on this because we do see younger adults for whom ECH is the best option.

In order to make sure that the resource is effectively targeted on those who need it, it will be important to have a reasonable and agreed nominations process/approach. This will need to take account of the fact that the process of identifying, prioritising and progressing moves cannot always be achieved quickly.

Yours,

Paul

**Paul Coe**

**Service Director, Adult Social Care**

West Berkshire Council West Street House West Street Newbury RG14 1BZ

(01635) 503386 | Ext 3386 | Fax (01635) 503388 | Mob 07876 391 174

[paul.coe@westberks.gov.uk](mailto:paul.coe@westberks.gov.uk)

[www.westberks.gov.uk](http://www.westberks.gov.uk)

“Our purpose is to ensure that everything we do safeguards the vulnerable, promotes learning, independence, improves health and wellbeing and provides support where it is needed to the most vulnerable.”