

# Nottinghamshire Extra Care Needs Assessment

May 2026



Nottinghamshire  
County Council



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## 1.1 Purpose and strategic context

This Extra Care Needs Assessment provides an evidence-based assessment of Extra Care need in Nottinghamshire to help guide the development of schemes across the county. It forms part of the wider Adult Social Care Supported Accommodation Plan and its vision:

***To provide high-quality, affordable, and secure accommodation that enables residents to thrive, reduces the use of 24-hour care bed-based services, supports community wellbeing, supports independence and sustainability and prevents homelessness where this is a risk. The Council wants to ensure that people can live their gloriously ordinary life where independence is maximised.***

This work supports our duties under the Care Act 2014 and is underpinned by our Adult Social Care vision:

***That everyone in Nottinghamshire lives in the place they call home with the people and things that they love, in communities where they look out for one another, doing the things that matter to them.***

With an ageing population, we want to support people to remain as independent as possible as they grow older, with appropriate housing and care to do this. For many this may include preventative support, equipment, adaptations, reablement or home-based care to help them remain living in their own home. For the smaller number of people requiring more specialist care, residential or nursing care may be appropriate. However, for many people, supported accommodation options such as Extra Care can be an ideal way to enable wellbeing and independence as they grow older.

Ensuring we have sufficient and high-quality Extra Care is an integral part of this. Our Market Position Statement sets out our intention to develop this provision in line with need, as part of the wider range of options available to people as they grow older.



## 1.2 What is Extra Care?

Extra Care is a type of housing with care that enables older people (usually aged 55 or older) to live as independently as possible with the reassurance of care and support as needed. Extra Care fits within the spectrum of housing options for people as they grow older, bridging the gap between independent living and traditional residential care.

People living in Extra Care have their own self-contained home alongside communal facilities and on-site care and support. This means they can live independently while still being part of a community, and with help available when they need it. Individuals pay housing costs plus a service charge (including through the use of housing benefit where applicable), in addition to a contribution towards the cost of their care. Extra Care can range in size from small schemes to large developments including a mix of different tenures.

***“Extra care housing provides a housing with care model that supports independence, maintains wellbeing and choice, and can deliver positive outcomes across health, social care and community services by enabling people to remain ‘at home’ with tailored support rather than entering more institutional settings.”*** Housing LIN

Care staff are on site 24 hours a day, 7 days a week providing flexible and planned care based on assessed need. Support can be provided with tasks such as washing, dressing, preparing meals and reminders to take medication. Support can increase or decrease as needs change and the focus is on promoting wellbeing and independence and helping people stay connected to friends, family and the local community.

Extra Care buildings are designed to be accessible with features such as level access flooring, handrails, lifts, wet rooms and community alarm systems. On-site facilities may include communal lounges, dining rooms, hairdressers, libraries, mobility scooter storage and guest rooms for visiting family and friends. Communal activities may be organised by the housing provider, care provider, external groups or residents themselves. They may include activities such as coffee mornings, film nights, bingo, craft groups or exercise sessions. People have the choice to be involved as much or as little as they wish.

### 1.3 Methodology

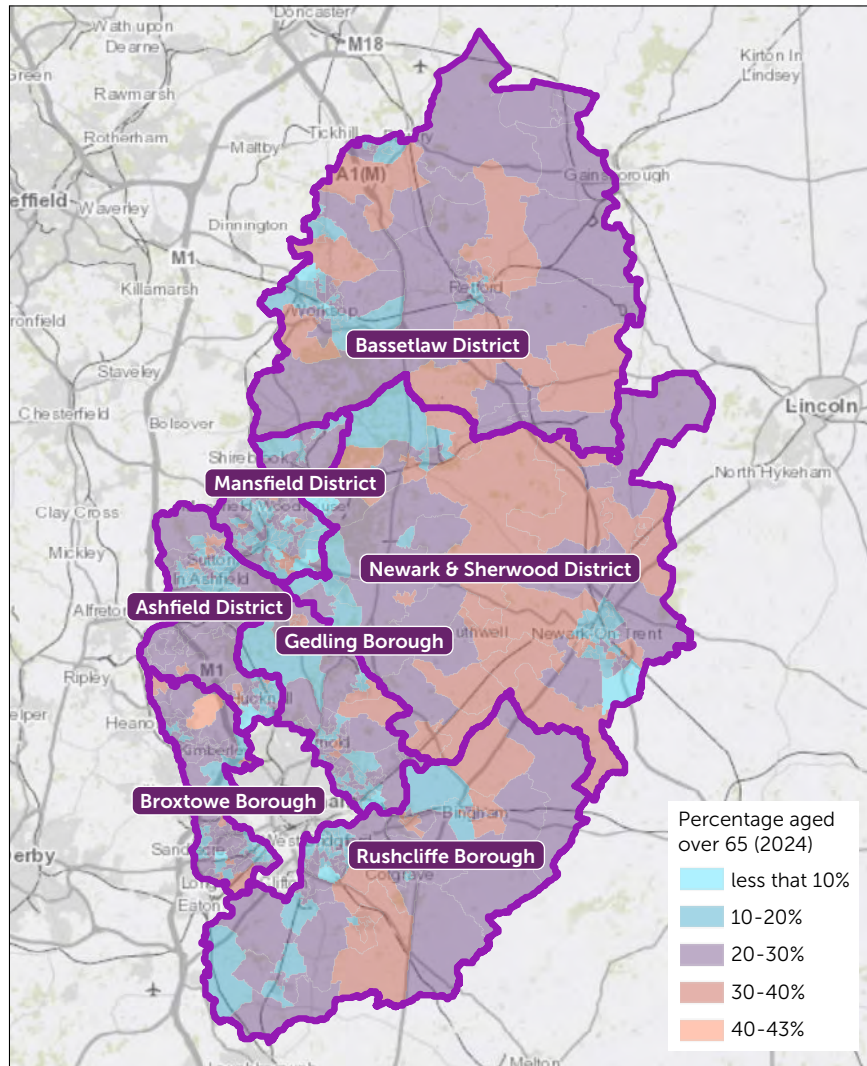
To undertake this needs analysis, we have drawn on a wide range of qualitative and quantitative information, including national guidance, demographic trends, existing provision and projected future need. We have also engaged with operational colleagues and people with lived experience. A list of key documents and data sources is detailed in Appendix A.



## 2

# Older population in Nottinghamshire

## Population density of people aged 65+



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### Key Statistics

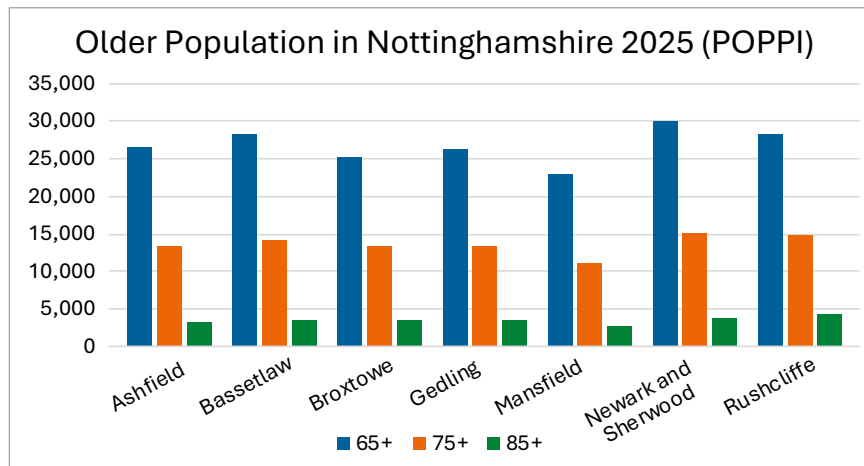
- 187,700 people aged 65+ (22% of the population)
- 46% male, 54% female
- 96% White British
- 19% predicted increase in 65+ by 2035
- 52% predicted increase in 85+ by 2035
- Newark and Sherwood, Bassetlaw and Rushcliffe have the highest number of older people currently and greatest predicted increase
- 28% increase in dementia by 2035
- 14 more years of ill health for people living in the least advantaged areas
- 21% report feeling lonely always, often or sometimes

Source: POPPI, JSNA on Prevention and Equity in Adult Social Care, Nottinghamshire Health and Wellbeing Strategy



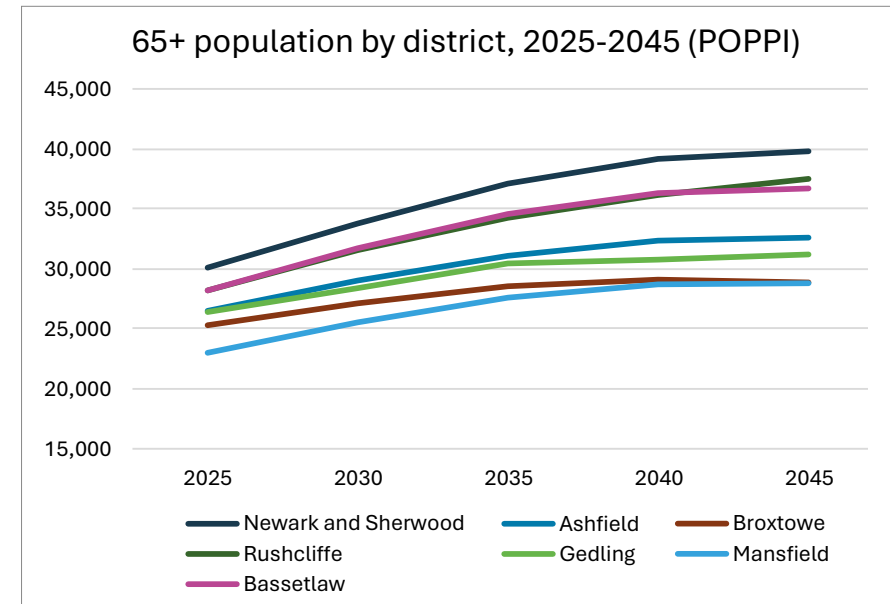
## 2.1 Demographic data and social care need

There are currently 187,700 people aged 65 and over in Nottinghamshire. This equates to 22% of the countywide population, slightly higher than the national average. The greatest number of people aged over 65 can be found in the more rural areas of Newark and Sherwood, Bassetlaw and Rushcliffe.



The number of people aged 65 and over is anticipated to increase by 19% in the next 10 years, making up an increasingly larger proportion of the population. Over 85s in particular are expected to increase significantly, by 52% over the same period. The increase in the older population is expected to be greatest in Newark and Sherwood, Bassetlaw and Rushcliffe.

Ageing remains the main driver for people needing social care, as illnesses and disabilities are more likely to increase with age. Around 35,000 people aged 65 and over in Nottinghamshire have a life limiting illness or disability which limits their day-to-day activity a lot and this is expected to increase by 23% over the next ten years. The highest numbers of people with life limiting illness or disability are found in Ashfield and Bassetlaw.



As the population ages, the number of people living with dementia is also expected to rise. An estimated 13,400 people aged 65 and over are predicted to have dementia currently in Nottinghamshire and this is projected to increase by 28% by 2035. Frailty is also an area of focus: 13.7% of local people aged 65 and over are classed as frail, compared with 10% for England. Nottinghamshire has a higher-than-average number of people with hip fractures, often as a result of falls. Evidence suggests that older people with frailty are more likely to access social care services and more likely to experience poorer outcomes.

Deprivation is a key driver of the need for social care and there is significant variation in this across the county. People living in the least advantaged areas die 7.5 years earlier and spend an additional 14 years living in ill-health. Approximately 121,000 people (14.5%) in Nottinghamshire live in neighbourhoods that fall within the most deprived 20% nationally. 31 neighbourhoods, particularly in Mansfield and Ashfield, are within the 10% most deprived nationally.



Social isolation and loneliness are important factors in predicting the need for support. In Nottinghamshire, 21% of adults of all ages report feeling lonely always, often or some of the time. Between 2025 and 2035, the number of older adults living alone is predicted to increase by 19% to 68,987.

The majority of Nottinghamshire residents aged 65 and over are owner occupiers, with 83% of people aged 65-74 owning their homes. Of the remaining proportion, 10% of older people live in social rented homes and 5.7% rent privately.



# 3

## Extra Care

### 3.1 Number and location of schemes

As of May 2026, Nottinghamshire County Council had nomination rights to 243 homes across 12 Extra Care schemes, of which 197 homes were occupied. Void rates are high currently due to the recent increase in nominations as 32 former short term assessment flats have been converted to Extra Care.

More typically, void rates have been around 7-8%, due to usual turnover as people move in and out over time. Most schemes operate a waiting list, with an average of around 30 people waiting across all schemes.

The number of Extra Care schemes varies by district, with the largest number of existing schemes located in Newark and Sherwood and no schemes at all in Broxtowe. No new nominations are permitted in current Rushcliffe schemes so this number will reduce to zero over time.

In addition to the Extra Care for which Nottinghamshire County Council has nomination rights, all schemes have further accessible accommodation which are available as general needs housing.



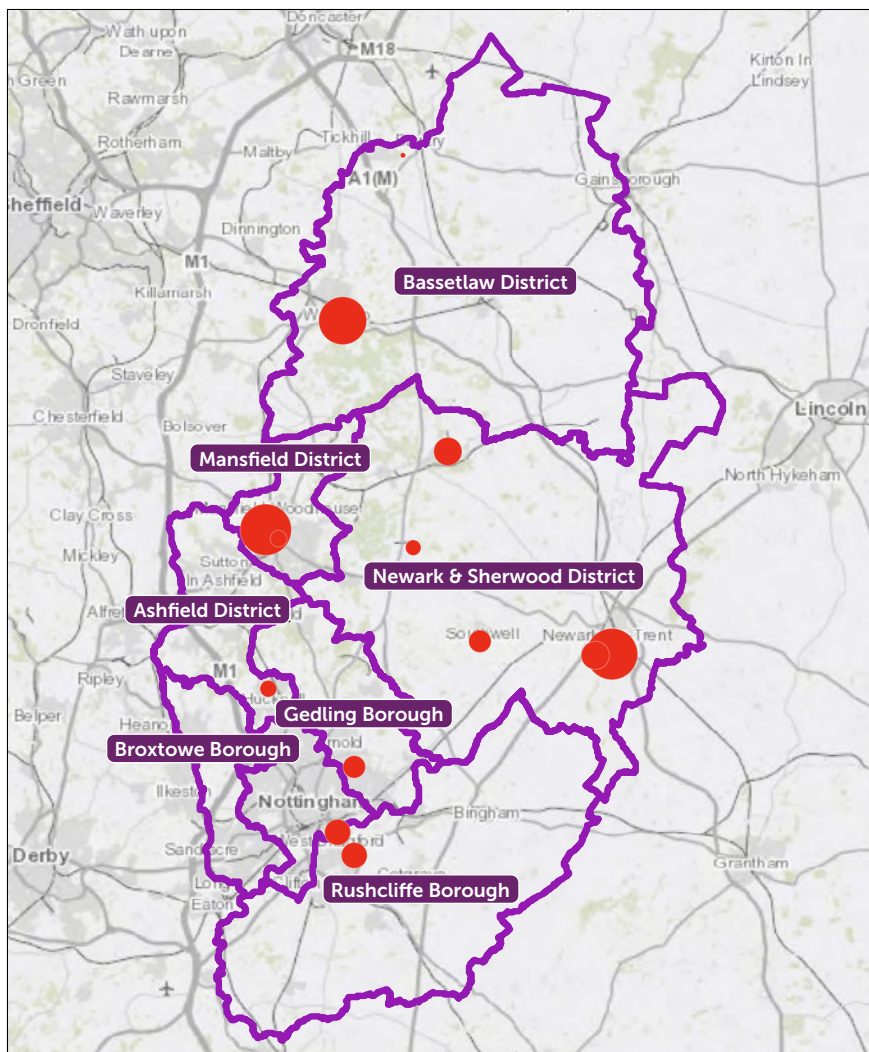
District	Schemes	Number of NCC nominations per scheme	Total number of nominations per district	Total number of spaces including non-Extra Care
Ashfield	Darlison Court	10	10	38
Bassetlaw	Priory Court	37	37	54
Broxtowe	None	0	0	0
Gedling	St Andrews House	15	15	32
Mansfield	Poppy Fields	48	58	144
	Town View	10		
Newark and Sherwood	Armstrong Gardens	9	104	235
	Broadleaves	20		
	Gladstone House	40		
	Moorfield Court	15		
	Vale View	20		
Rushcliffe	Cricketers court	7*	19*	102*
	Hilton Grange	12*		
<b>TOTAL</b>	<b>12</b>	<b>243</b>	<b>243</b>	<b>605</b>

\*no new nominations permitted in these schemes

There are no Extra Care schemes in Nottinghamshire outside those currently commissioned by the County Council, although a new scheme is due to open in Hucknall. There are a large number of sheltered housing and retirement living schemes across the county, offering accessible housing with a lower level of support and some organised social activities but without onsite care.

There are currently no permissions in place for Nottinghamshire County Council to commission further developments.

## Map of Extra Care locations



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### Extra Care residents in Nottinghamshire

- 62% female 38% male
- 89% White British or White English
- Age range 54-102 years, with average age of 80
- 73% physical support as primary support need
- 13% memory and cognition as primary support need
- Average 13.8 hours support per person per week, plus night care
- 47% receive personal care
- Average length of stay 3 years, longest stay is 14 years
- Most common reason for leaving extra care is death (57%), suggesting it is a long term home for the majority
- Average weekly care cost £457
- Average distance in moving into Extra Care from previous postcode is 3.1 miles (national average)

Source: Extra Care Schemes Tracker

## 3.2 Types of schemes

Extra Care schemes in Nottinghamshire vary but in general consist of rented apartments and bungalows within larger developments of social rented housing. Typical communal facilities include hairdressers, dining areas, guest rooms and communal gardens. One of our Extra Care schemes includes housing specifically designed for people with dementia. Schemes are based in local neighbourhoods with easily accessible shops, leisure centres, public transport links and other amenities nearby.

Schemes in Nottinghamshire are comparatively small, ranging from 25 total spaces in Armstrong Gardens to 84 homes in Poppy Fields. Most schemes have been built within the last 10-20 years.

The care provided in each scheme is designed to meet a diverse range of needs, with one third of people having high needs, one third medium needs and one third low needs.

## 3.3 Cost of Extra Care

Extra Care housing costs and service charges are paid for by the tenant (including through the use of housing benefit where applicable), and the housing is managed by the housing provider; in most cases this is the district council. Void agreements vary between different housing providers, however where Nottinghamshire County Council has nomination rights, it is usually liable for void costs lasting longer than 5 weeks and may also forfeit nomination rights if homes are unoccupied for a prolonged period.

Care is commissioned by Nottinghamshire County Council from the lead Home-Based Care provider in each area as a block contract under the Home-Based Care Framework, with hours calculated based on the number of people in the scheme. The exception to this is Rushcliffe where a standalone block contract is in place due to no lead provider in this area. A new Extra Care Framework is currently being commissioned and is due to begin in 2028.



The total cost of Extra Care provision for 2026-27 is £5,775,597. Based on the 243 places available, this equates to £23,768 per person annually or £457 per person per week. A larger number of homes within each Extra Care scheme could result in greater efficiencies in the delivery of care and a lower cost per person.

### 3.4 What people tell us

Engagement sessions were held with people and their families to hear what it is like living in Extra Care. This took the form of a series of open discussions held in schemes across the county.

People told us that they valued:

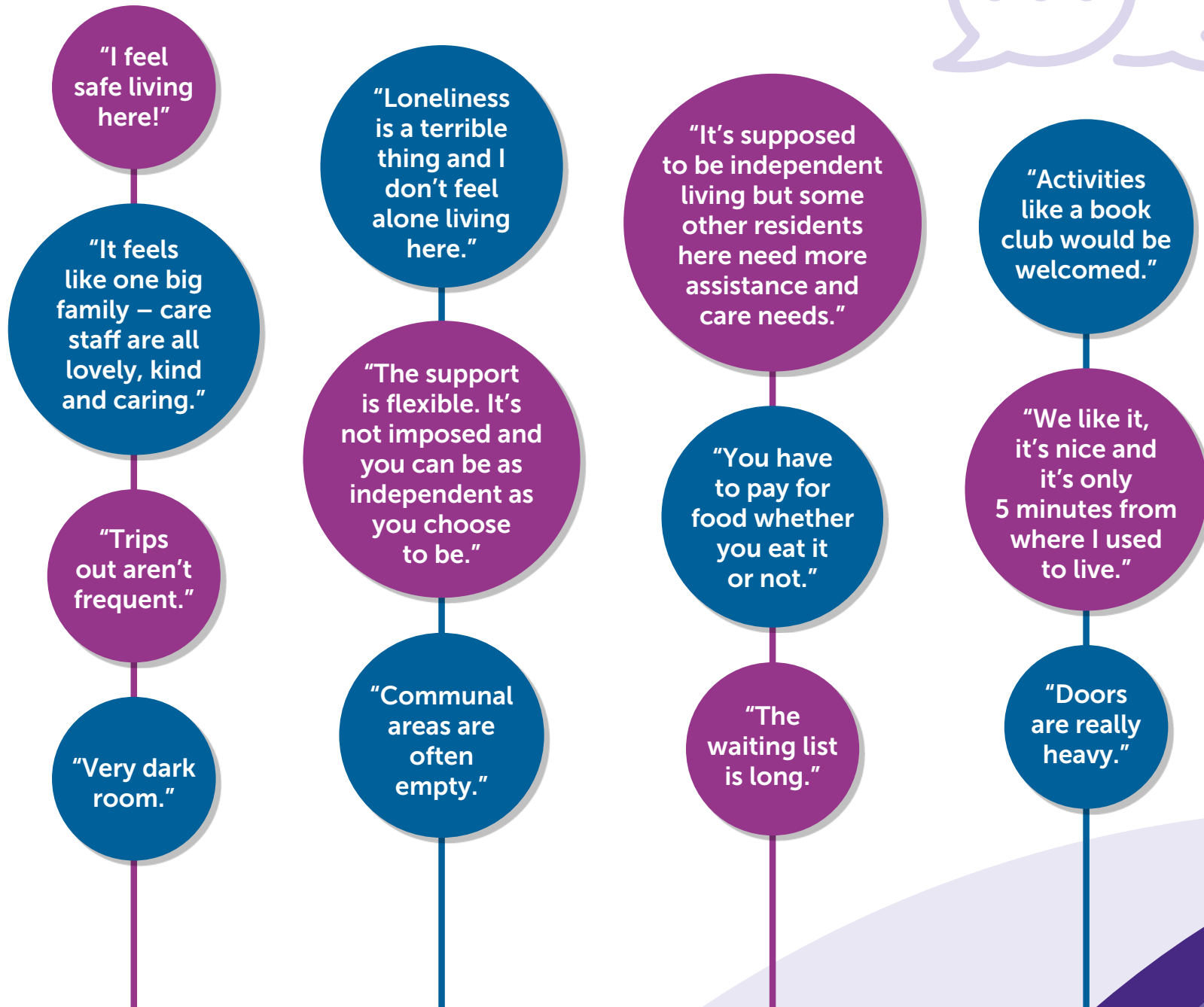
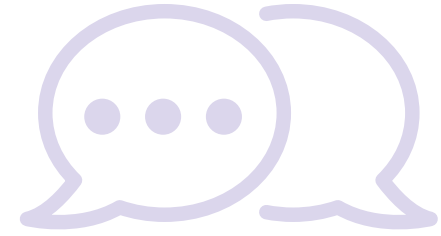
- the feeling of **safety and security** of living in Extra Care
- the **kind, caring and supportive staff**
- the **independence and flexibility** that Extra Care provided
- the **social benefits** of where they lived
- the importance of being in a **good location** near family, friends and local amenities

In terms of what could be improved, people highlighted:

- the quality, value and choice of **food** on offer
- the frequency and variety of **communal activities**, with some describing how quiet it can be
- the **high level of need** of some tenants and how this had increased in recent years
- the **physical environment** including difficulties with heavy doors, long corridors, lighting and outdoor areas
- the **availability** of Extra Care including for self-funders and difficulties applying for Extra Care
- the involvement of **the local community**, either to help people get out and about more or to encourage more visitors and community groups into the schemes.

*J was delighted to move to Extra Care after 4 years in residential care. He was supported to regain the skills to cook his own meals and pursue his interest in gardening. As the carers learnt more about him they realised he had loved ones he had lost touch with. They supported him to reconnect with family and friends and to visit them in Scotland. He recently had his flat redecorated and believes that Extra Care has changed his life for the better.*

## Feedback from people living in Extra Care



## 4 Home-based care, and residential and nursing care

In understanding future need for Extra Care, it is important to see it in the context of the wider range of support for people as they grow older.

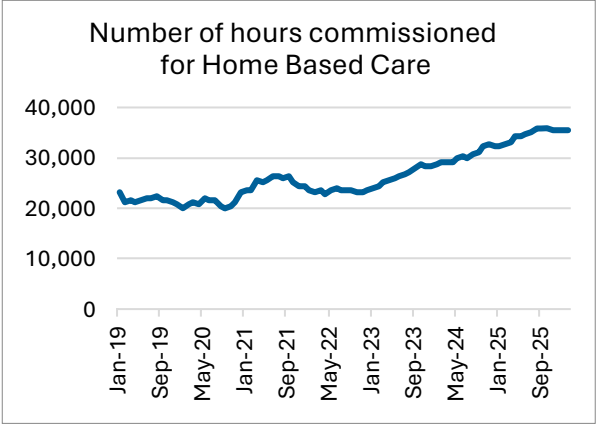
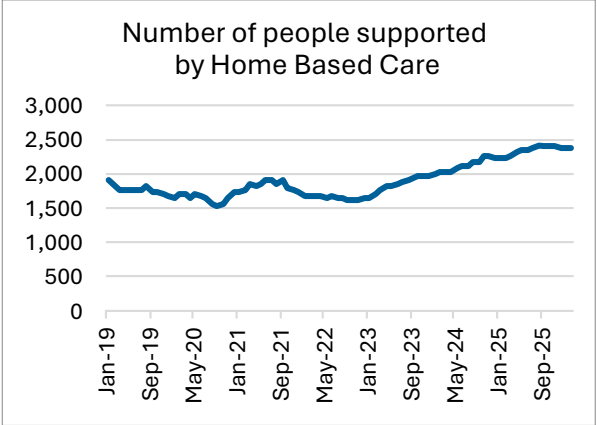
### 4.1 Home-based care

Home-based care is available across the county and is delivered through a Framework Agreement and Lead Provider model. There is little unmet need and typically individuals are not waiting for care. Approximately 2,400 people are supported by home-based care each month and 84% of these are aged 65 and over. The average age for people starting homecare is 76 years old and the average age of all people currently drawing on homecare is 78 years old.

The average 2026-27 home care rate is £26.60 per hour. For an individual receiving four calls a day, this would equate to £744.80 per person per week or £38,836 per year, which is £15,068 higher than Extra Care.

Home-based care has seen increasing demand over the years, partly due to a greater focus on supporting people at home. Since 2019, the average number of people supported by homecare has increased by 35%, while the average number of hours delivered has increased by 64%. This suggests growing complexity of need among the people being supported through homecare, which may also translate into higher levels of need in Extra Care.





Source: All Provider Aggregate of Home-Based Care

Homecare demand is evident throughout the county with particular clusters around the urban areas of Mansfield, Worksop, Sutton-in-Ashfield, Newark-on-Trent, Eastwood and Beeston. Deprivation is a factor, with the top three districts for homecare also the top three in terms of highest deprivation.

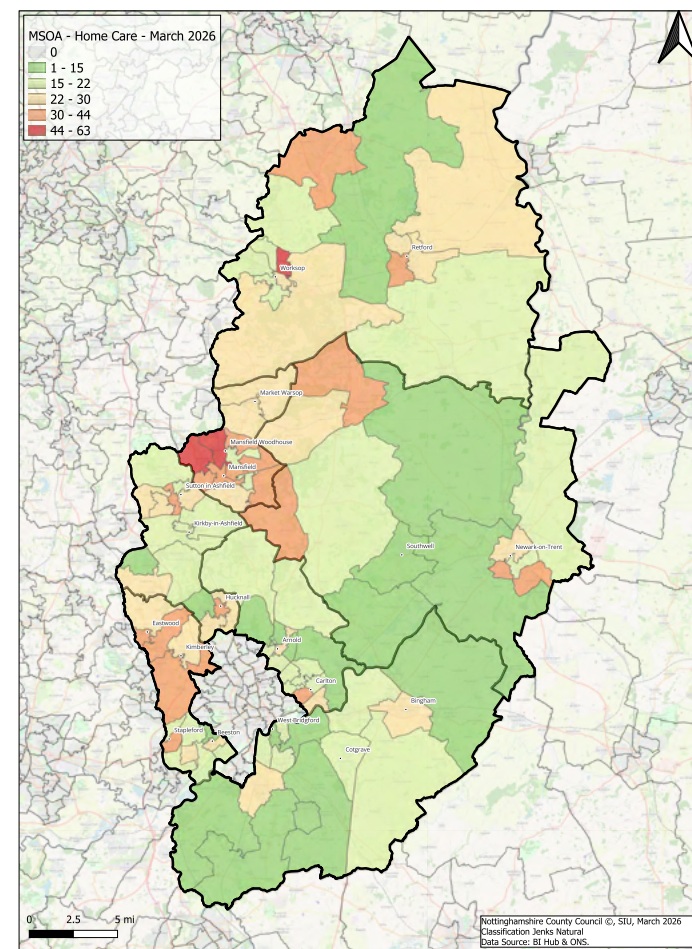
The main anomaly in this correlation between deprivation and demand is Broxtowe, which is 4th highest for number of people receiving homecare but 6th most deprived, suggesting a comparatively higher use of homecare and potentially reflecting the impact of a lack of Extra Care schemes in that district. Less starkly, Bassetlaw also appears to have a slightly higher use of homecare compared with its deprivation ranking and conversely Newark and Sherwood, which has the greatest number of Extra Care schemes, has a slightly lower use of homecare. Although far from conclusive, this suggests that a lack of Extra Care can lead to increased pressure on other areas of social care.



## Number of people in receipt of homecare by district and mapped by Medium Super Output Area

Source: Market Management Homecare Dashboard, December 2025

District	Total number of people in receipt of homecare (Dec 2025)	Population aged 65+	Average Score Measure – Indices of Multiple Deprivation (2019)
Mansfield	469	21,302	46
Bassetlaw	375	26,081	106
Ashfield	372	24,883	68
Broxtowe	369	24,223	220
Newark and Sherwood	293	27,668	145
Gedling	265	25,287	209
Rushcliffe	249	25,742	314

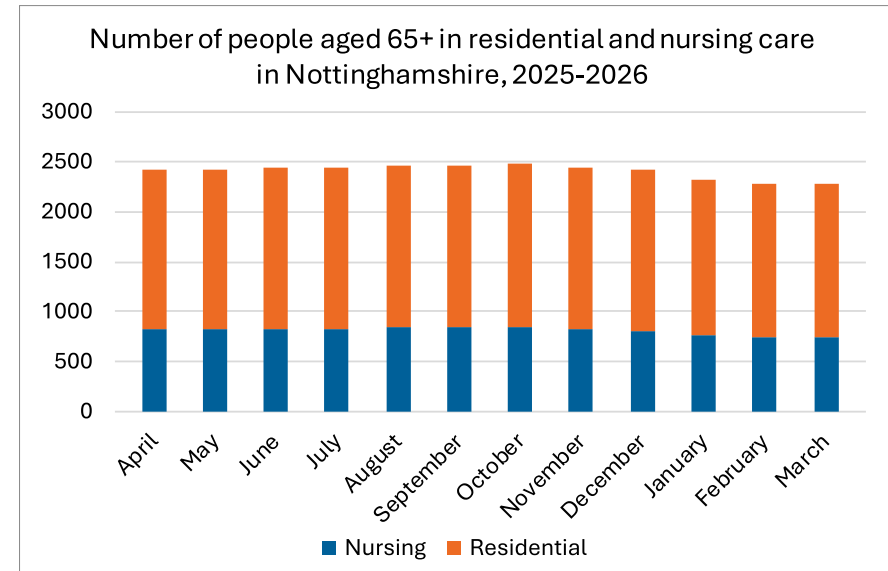


## 4.2 Residential and nursing care

Care home services for people aged 65 and older in Nottinghamshire are commissioned through a Framework of providers. As with home-based care, there is not a waiting list for care and there are sufficient care home places across Nottinghamshire with some areas of oversupply, particularly residential care in Mansfield, Ashfield and Gedling.

Care homes are categorised into 5 bands. The 2026-27 rate for a band 4 residential care home is £843.31 per week or £43,852 per person per year which is £20,084 higher than Extra Care.

There are around 2,300 older people currently supported in nursing and residential care. This has remained fairly static with a slight downward trajectory over time and this pattern aligns with our strategic focus on supporting individuals in the most appropriate and least restrictive setting.



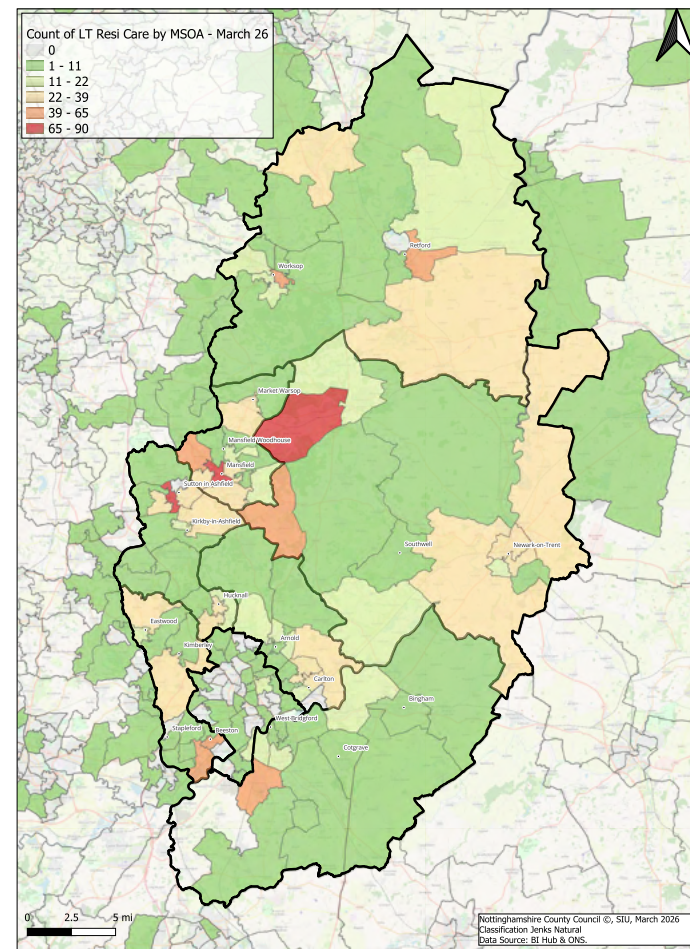
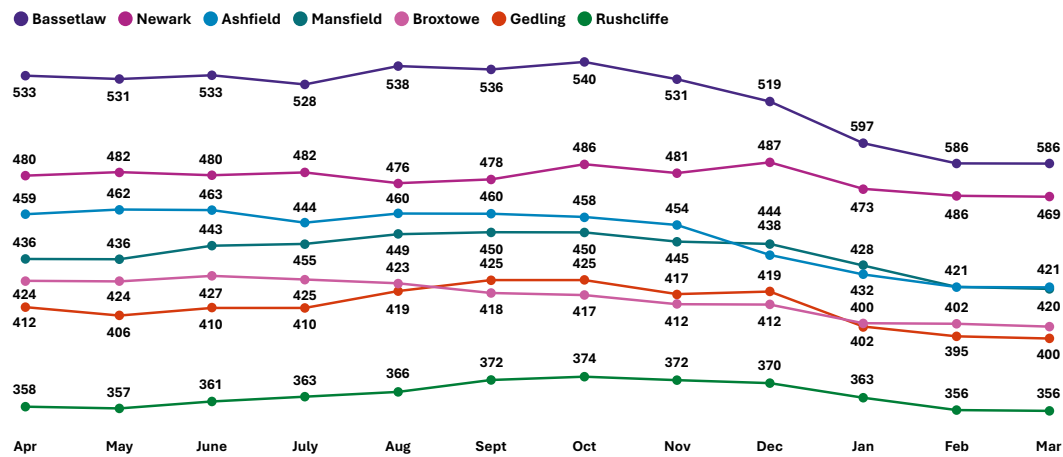
Source: Long Term Support Nursing and Residential Dashboard, March 2026

Bassetlaw consistently has the highest total number of people supported in residential and nursing care, followed by Newark and Ashfield. As with homecare, there are clusters around Mansfield, Sutton-in-Ashfield, Worksop and Newark-on-Trent as well as Ollerton, suggesting particular need in these areas.



As we continue with a sustained focus on promoting people's independence, this is likely to result in a continued decrease in the use of residential and nursing and an increase in demand for less restrictive settings including Extra Care. If just 10% of Nottinghamshire's 2,300 care home population could have their needs better met in Extra Care, this would translate to 230 additional Extra Care homes required across the county.

### Total number of people in nursing and residential care by district and mapped by Medium Super Output Area



Source: Long Term Support Nursing and Residential Dashboard, March 2026

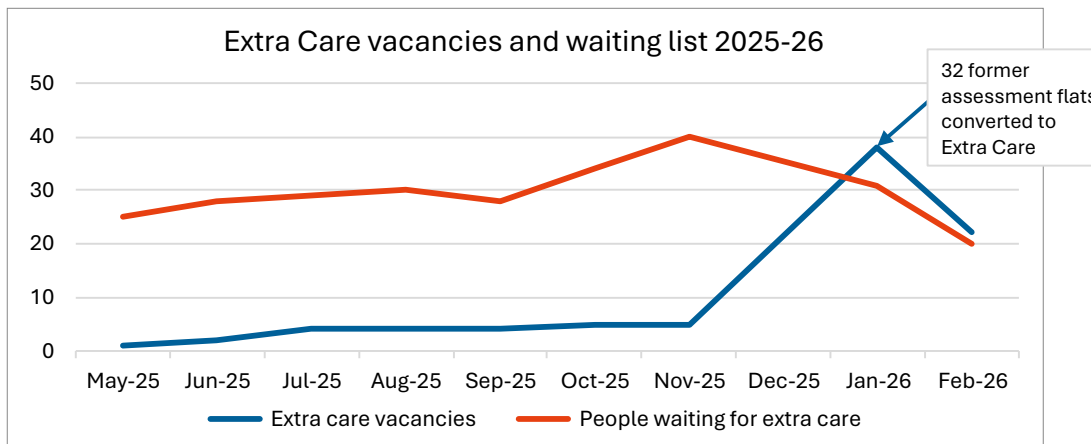
# 5

## Gap analysis

### 5.1 Estimate based on local data

With the exception of the recent conversion of 32 former short term assessment flats into Extra Care flats, the number of NCC Extra Care nominations has remained static in Nottinghamshire for many years at around 211 places. During this time, schemes have been consistently well utilised and operating a waiting list of around 30 people across the county. The void rate is typically 7-8% due to the general turnover of people with flats empty for a short period after one tenant leaves and while another is identified and supported to move in.

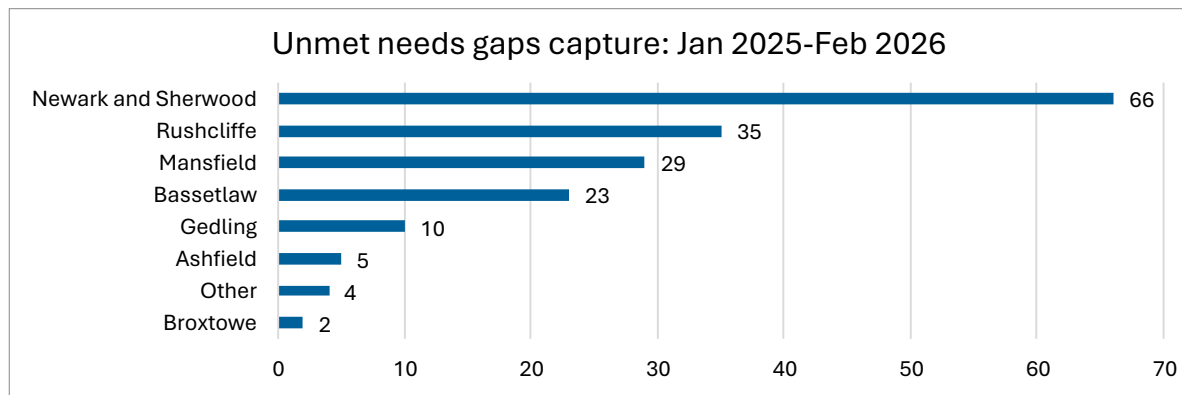
In addition to occupancy and waiting list numbers, it is estimated that there is further unmet need which has not historically been captured. Anecdotally teams report being reluctant to put people forward for Extra Care waiting lists when they know there are limited spaces and it may be many months before one becomes available. This is compounded by the relative lack of awareness about Extra Care as an option.



A 'gaps capture' record has been kept by operational teams since January 2025 to record individuals where Extra Care would have been the ideal option but where this was not available. Over a 13 month period, **174** individuals were identified where this was the case. Newark and Sherwood, Rushcliffe and Mansfield were the areas with the greatest number of people identified, potentially reflecting both greater demand for and greater awareness of Extra Care in those areas.

These 174 individuals are in addition to the 211 nominations available during this time (prior to the former assessment flats becoming available), suggesting a **conservative estimate of at least 385 Extra Care nominations required** based on current recorded demand. This equates to at least **142 extra places** beyond what is currently available.

Taking this estimate and projecting forwards, to keep up with the estimated 19% increase in over 65s over the next ten years, we would need at least **458 spaces, an increase of over 200 more nominations** required by 2035.




174 individuals were identified where Extra Care would have been the ideal option but was not available.



## 5.2 Estimate based on national benchmarking

However, when compared with national recommendations and benchmarking, these figures are likely to be conservative and not reflective of the full potential demand.

The East Midlands as a region has the lowest relative supply of Extra Care housing in England with 4.47 places per 1000 aged 65+ or 10.22 per 1000 aged 75+, and 47% below the England average.

Nottinghamshire Extra Care provision is significantly less even compared with this regional average, with just 1.29 spaces per 1000 65+ population and 2.56 per 1000 75+ population. This contrasts sharply with the Housing LIN recommended level of 25 homes per 1000 population over 75 years. Based on that recommended level, Nottinghamshire requires an estimated 2,375 Extra Care spaces across the county, **2,132 more** than is currently available. Projecting forward with population figures for 2035, this rises to 2,800 total spaces, **an increase of 2,557** required over the next ten years.

The Housing LIN recommended level should be treated with caution, as even the West Midlands (the region with the highest rate of Extra Care housing) has only 22.75 places per 1000 75+ population. Furthermore, the recommended number of homes includes self-funder options as well as local authority funded Extra Care. However, clearly Nottinghamshire is far behind other areas and well below anticipated need in our development of Extra Care.



Recommended level of Extra Care:  
25 homes per 1,000 aged 65+

Current Nottinghamshire level:  
1.29 homes per 1,000 aged 65+

A breakdown of the estimated required level of Extra Care in each area is set out below for 2025 and 2035:

Area	Population aged over 75 (2025)	Current extra care places	Current places per 1000 pop 75+	Estimated required places based on 25 per 1000 pop 75+	Variance - estimated extra places required
Nottinghamshire	95,400	243	2.56	2,375	2,132
Ashfield	13,400	10	0.77	325	315
Bassetlaw	14,200	37	2.64	350	313
Broxtowe	13,300	0	0.00	325	325
Gedling	13,400	15	1.15	325	310
Mansfield	11,000	58	5.27	275	217
Newark and Sherwood	15,200	104	6.93	375	271
Rushcliffe	14,800	19	1.27	375	356



Area	Population aged over 75 (2035)	Current extra care places	Current places per 1000 pop 75+	Estimated required places based on 25 per 1000 pop 75+	Variance - estimated extra places required
Nottinghamshire	111,800	243	2.17	2800	2557
Ashfield	15,200	10	0.67	375	365
Bassetlaw	17,100	37	2.18	425	388
Broxtowe	14,900	0	0.00	375	375
Gedling	15,300	15	1.00	375	360
Mansfield	13,200	58	4.46	325	267
Newark and Sherwood	18,200	104	5.78	450	346
Rushcliffe	18,100	19	1.06	450	431

Based on these calculations, all areas have significant potential for developing Extra Care but the gap in provision is particularly high in Broxtowe, Ashfield, Gedling and Rushcliffe.



# 6

## Future design and model

### 6.1 Design principles

As well as the overall scale and location of future Extra Care required, consideration should be given to the design of future schemes.

There is no one-size-fits-all approach and a good Extra Care scheme should be tailored to the needs of its residents and the local community. Housing LIN HAPPI guidance identifies ten age-friendly design aims and principles that should underpin all Extra Care housing and we would expect these to be adopted for any new schemes in Nottinghamshire:

1. Inclusive design
2. Aspirational internal environment
3. Care ready
4. Choice
5. Appearance
6. Safety and security
7. Energy efficiency
8. External amenity
9. Location and connectivity
10. Community facilities and social opportunity

Based on the feedback we have had from people living in Extra Care, we would also highlight the following as priorities:

- Feeling safe and secure
- Design to support independence including the use of technology
- A sense of community and active social opportunities, with physical design, layout and facilities to encourage this
- Physical accessibility to support the needs of an older population including consideration of the needs of people with dementia or frailty
- Neighbourhood locations near family, friends and with access to the local community and public transport
- Opportunities to support self-funders and progression of need



## Housing LIN HAPPI design principles for Extra Care Housing

1

### Inclusive Design

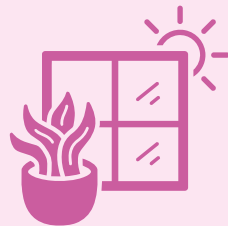
- Spacious, flexible and easily adaptable dwellings to meet residents' needs as they change. The aim must be 'a home for life' - as far as is practically possible.
- Barrier-free and easily accessible dwellings with lift access.
- Designed to mitigate the impact of physical disability, cognitive and sensory impairment to create an 'enabling environment'.



2

### Aspirational Internal Environment

- Generous space standards.
- Maximum natural daylight through plentiful glazing.
- Maximum natural ventilation to apartments and circulation through dual aspect apartments where possible.
- Avoidance of internal corridors with no views out or natural light or ventilation.



3

### Care Ready

- An on-site care team providing 24-hour support as required by the residents.
- Accommodation designed to adapt and facilitate the delivery of care and support taking into account the dynamics of ageing over time, including disability and any health needs.
- Designed for the installation of smart technology when required. Hardwired and digital technology will become increasingly important in maintaining the independence, safety & security of residents.



4

### Choice

- A choice between privacy and opportunities for social engagement through on-site activities and meeting spaces.
- An appropriate mix of accommodation with one, two bedroom dwellings and possibly some three bedroom dwellings (for private sale).
- A range of tenure options to cater for people's particular financial circumstances.



5

### Appearance

- Attractive accommodation, both externally and internally, by virtue of its style, image, quality of materials, landscape, location and range of facilities.
- Contemporary external and interior design to appear as non-institutional as possible.
- A contextual design approach that integrates the development with its context in terms of scale and materiality.



6

### Safety & Security

- A secure internal environment through progressive privacy and other security arrangements particularly where integrated with the wider community through sharing of facilities etc.
- A safe and secure external environment with consideration given to location, accessibility, topography, crime levels, etc.
- With Coronavirus in mind, an environment that can enable social distancing and infection control.



7

### Energy Efficiency

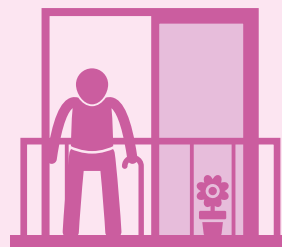
- Energy-efficient with measures to avoid overheating as older people are more susceptible to extremes of temperature and are likely to spend a higher proportion of their time at home.



8

### External Amenity

- Accessible, beautiful and secure amenity areas for outdoor living whether a private and/or communal garden, a balcony or terrace to stimulate social connectedness.



9

### Location & Connectivity

- Located close to health, retail, leisure and entertainment facilities and/or good links to public transport.
- Located within existing residential communities so that family and social connections can be maintained.
- Appropriate levels of car parking, minibus services, car pool arrangements or alternative transport strategy to address the particular site location, resident profile and tenure mix etc.



10

### Community Facilities & Social Opportunity

- Designed for active ageing and offer a range of communal facilities, appropriate to the specific development, to promote social engagement, physical activity and the health and wellbeing of the residents.
- Facilities provided as a resource for the local community to promote opportunities for intergenerational activities on site and connection with the wider community.



## 6.2 Recommended size for future schemes

To enable a viable model of 24/7 support for social care funded nominations, an absolute minimum of 20 Nottinghamshire County Council (NCC) nominations would be required in any one scheme. Furthermore, national guidance from Housing LIN recommends a minimum of 60 homes within any Extra Care scheme as a whole to ensure that it can be viable and to support a thriving community.

Based on these parameters and the analysis and feedback in this document, the preferred size for new schemes in Nottinghamshire would be around 40-50 Extra Care NCC nominations within a larger scheme with a mixed economy including social housing, owner-occupiers and self-funders. Although it is difficult to be prescriptive about the ideal total size for each scheme, it is important to ensure a balance between being large enough to support a more diverse community and broad range of facilities, without being too large and losing the sense of neighbourliness and local connection.



## 7.1 Key findings and recommendations

To promote the wellbeing and independence of our ageing population and meet increasing social care demand, there is a clear need to expand and develop Extra Care in Nottinghamshire.

In terms of the precise number of additional spaces required, estimates vary greatly based on local and national data, ranging from a minimum of 142 extra homes required to more than 2500 extra.

Working on a conservative estimate and given the low starting point, **it is recommended that, as a starting point, 200 additional Extra Care NCC social care nominations be developed in Nottinghamshire**, with potential for more as understanding and awareness increase. These would ideally be in blocks of 40-50 Nottinghamshire County Council nominations within larger schemes with a mixed economy including social housing, owner-occupiers and self-funders.

Although the information in this needs analysis has identified need across all seven districts, there is potential for additional Extra Care provision to have most impact in areas where:

- There are high numbers of older people, including those with disability or life limiting illness
- There are high levels of deprivation
- There is no current provision
- There is current high demand for homecare or residential and nursing care
- There are significant gaps identified in the gap analysis



Based on this, **it is recommended that development of Extra Care provision is targeted in the following districts, as a priority:**

- Ashfield
- Bassetlaw
- Broxtowe
- Rushcliffe

Further consideration should be given to the specific optimum locations for Extra Care within these districts, based on local need and the design principles set out in section 6. **It is recommended that data, intelligence and opportunities for coproduction are further developed to support this planning.**

There are currently no permissions in place for Nottinghamshire County Council to commission additional Extra Care; **it is recommended that seeking permission to expand is a first priority to enable this work.**

## 7.2 Next steps

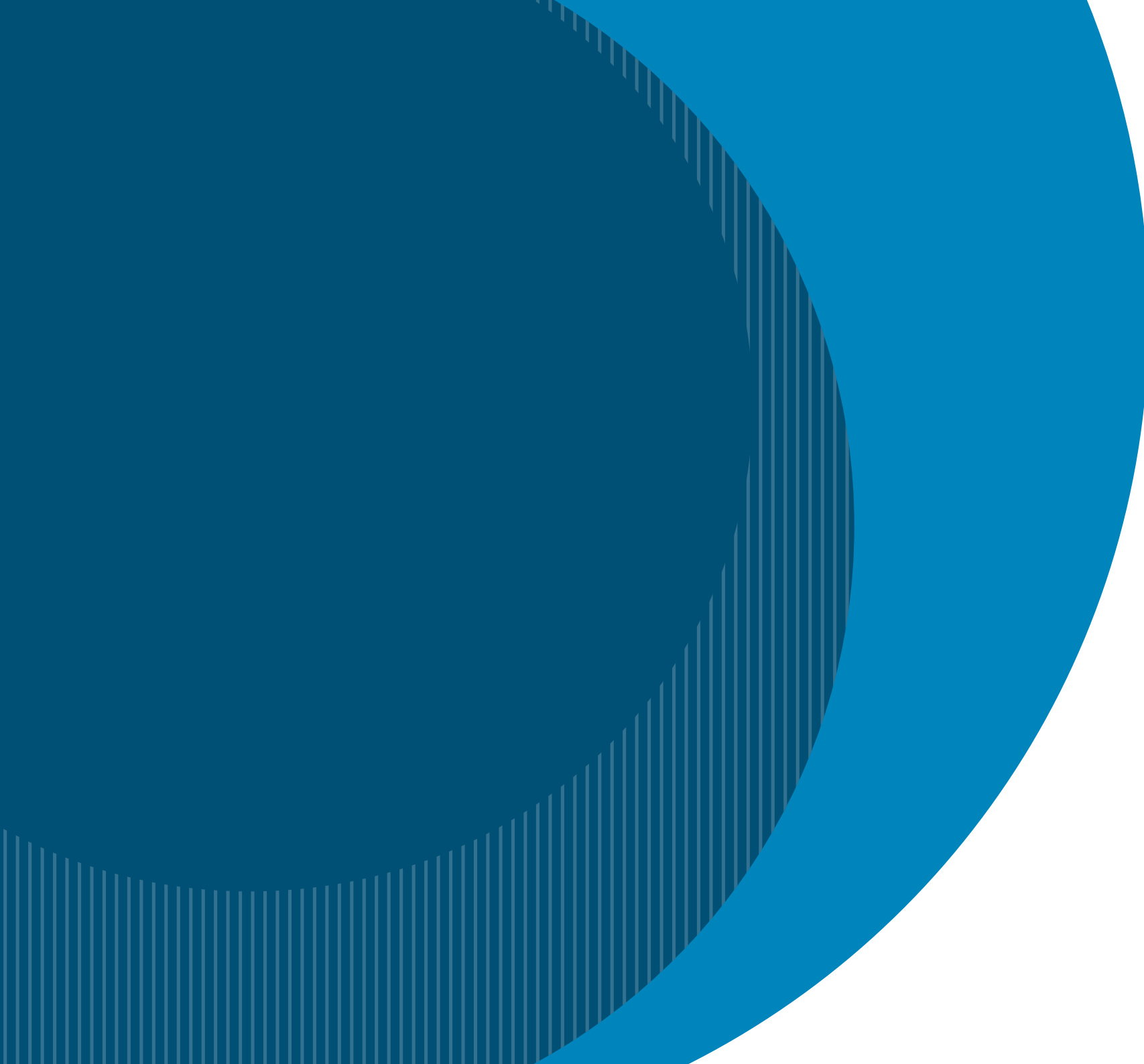
1. **Governance approval for growth** – develop report and recommendations for elected Members to consider the growth of Extra Care provision in Nottinghamshire
2. **Future planning** – develop the use of data, intelligence and the voice of people to support future planning for specific schemes
3. **Strategic partnerships** – work with local housing authorities and other partners to identify opportunities for development, and enable economies of scale and mutual benefits within future Extra Care schemes



## 8 Appendix A: Key documents and data sources

- A place we can call home: A vision and a roadmap for providing more options for housing with care and support for older people, Social Care Institute for Excellence
- Design Principles for Extra Care Housing (3rd edition), Housing LIN
- Extra Care Engagement Sessions, December 2025 – March 2026
- Extra Care Gaps Capture
- Extra Care Schemes Tracker
- Feedback from Adult Social Care teams: Learning and Celebration Event, November 2025
- JSNA chapter on Prevention and Equity in Adult Social Care
- Local Account, Nottinghamshire Adult Social Care
- Long Term Support Home Based Care and Extra Care Dashboard
- Long Term Support Nursing and Residential Care Dashboard
- Market Position statement 2025-2028, Nottinghamshire Adult Social Care
- Nottinghamshire Joint Health and Wellbeing Strategy 2022-2026
- Older People's Housing Preferences, Ipsos and Housing LIN
- Our Future Homes: Housing that promotes wellbeing and community for an ageing population - GOV.UK
- Projecting Older People Population Information (POPPI)
- Strategic Housing for Older People Analysis Tool – SHOP@, Housing LIN
- Supported Accommodation Plan, Nottinghamshire Adult Social Care
- The Market for Extra Care Housing, a report for Mears Group, Housing LIN





May 2026