



Meeting the extra care needs in Cornwall

Mears provides specialist housing with care solutions. Under Mears' Extra Care and Supported Living, we manage the build, management, maintenance and provision of care to specially-adapted homes for elderly and disabled people to help them live independently for longer.



This is exemplified by our recent contract win to be the Strategic Partner to Cornwall Council for the provision of additional specialist housing, called Extra Care, to meet much needed demand across the County.

The aim of the scheme is to allow older people and those with disabilities to live independently in their own homes and have access to range of support, such as care and community events.

Under a 30-year arrangement and 14-year care contract, Mears will organise the build of housing for elderly people and those with special needs with access to care services. The partnership will provide 750 extra care homes over seven years and will be a mixture of affordable rented and shared ownership options.

Priority will be given to residents who already live near the schemes, the first sites have been proposed for construction in Hayle, St Austell, Newquay and Falmouth.

The deal worth £300m will create around 700 jobs for people across Cornwall, and will pay Full Living Wage to those delivering care and support. The partnership will also incorporate a £90m spend on local supply chain and will support small and medium enterprises.



The Elderly Accommodation Counsel (EAC) estimates that there are approximately 520,000 units of retirement housing (including some degree of support or care) in England. EAC estimates a substantial shortfall in housing and care provision by 2035 of nearly 400,000 units of purpose-built housing for older people in England.

In Cornwall 25% of the population is over 65 and it is expected to rise to 29% over the next two years.

The most significant rise will be in the 75 to 84 age group and many will need care and support to live. To try to ease the pressure Cornwall council identified the need to team up with a strategic partner to provide hundreds of new extra care houses across the county.

Mears has commissioned independent research which showed that extra care living can prevent people from having to go to hospital due to on-site care and due to the benefits of living in specially adapted accommodation which is designed for their specific needs.

We look forward to working with Cornwall Council to create well designed homes with a focus on health and wellbeing for our over 55's communities.



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