

**ENABLING INDEPENDENCE DELIVERY STRATEGY –  
LONG TERM HOUSING SOLUTIONS WITH CARE AND  
SUPPORT**

**Report of Executive Director of Health, Housing and Adult Services**

**STRATEGIC PRIORITIES: SP2: Healthy City; SP3: Safe City; SP5:  
Attractive and Inclusive City**

**CORPORATE PRIORITIES: CIO1: Delivering Customer Focused Services:  
CIO4 Attractive and Inclusive City.**

**1 PURPOSE OF THE REPORT**

1.1 Members were provided with a copy of the Enabling Independence Strategy ('The Strategy') in January 2011. It was agreed that Members would receive an annual update on progress relating to the delivery of priorities associated with this Strategy.

**2 BACKGROUND**

2.1 The Council is engaged within an ambitious project to deliver supported accommodation to meet the needs of our current and future communities. This includes the provision of extra care housing schemes; and supported accommodation to meet the needs of vulnerable people who choose to live in the city, including:-

- Older people
- People with a learning disability
- People with mental health
- Long term conditions including physical disability

2.2 The Council aspires to work in successful partnerships which will provide high quality, vibrant, safe, attractive, sustainable and well designed accommodation which creates an enabling environment for residents. We expect good design to add to environmental, economic, social and cultural value which will help local communities to flourish.

2.3 Such accommodation will be delivered using a commissioning approach where feasible, however, it is acknowledged that in some cases specific housing solutions will need to be procured. Registered Providers and developers require robust evidence of need to reassure their business case and help them to financially model schemes which deliver both socially rented and mixed tenure models.

- 2.4 The Strategy provides the information required by Registered Providers and Developers from a 'business perspective'. It highlights the needs of the City for supported housing solutions; it forecasts demand providing the analysis from a broad based review of demographics, research, surveys of relevant populations, carer and patient needs outlining the key aspects of conditional demand to be addressed i.e. unresolved needs of the population, and identifies the priorities and outcomes that the strategy is trying to achieve.

### **3. CURRENT POSITION**

- 3.1 The Strategy provides a picture of our overall accommodation requirements and is supported by the Accommodation with Support Design Guide and Extra Care Management Guide, both of which have been perused and commended by Scrutiny Committee. This enables the formation of a 'suite' of documents to inform Providers and encourage the housing solutions that we, as a City aspire to in response to the requirements of our communities.
- 3.2 The Strategy also informs Planning Policy and Development Control colleagues about the need for supported housing and where applicable the location in which it is required. It prevents over supply of accommodation, and supports the release of under-occupied properties in the wider housing market. A vacancy chain analysis report has been undertaken (see Appendix 1) to demonstrate how provision of older persons housing is providing a real housing choice for older households and releasing property of different sizes and different tenures back into the housing market.
- 3.3 The Strategy aims to ensure that Providers are being encouraged to develop in areas where evidence highlights the need for the accommodation. It was informed by the results from an Older Persons Housing Needs and Aspirations Study which was undertaken during 2010. The research outcomes provide significant evidence of housing needs and aspirations based on Ward levels which is extremely valuable in terms of commissioning accommodation and care services. Further research relating to the needs of people diagnosed with dementia has been undertaken with results due early 2012. The Strategy will be updated with the outcomes of this research to further inform Providers of our housing requirements; alongside emerging information from the Joint Strategic Needs Assessment.
- 3.4 It is recognised that appropriate housing is central to enabling an independent lifestyle and this involves understanding both the needs and housing aspirations of the current and future population.
- 3.5 In particular the decisions older people make regarding their housing choice will inevitably impact on the wider community, both in terms of housing availability in the wider housing market and provision of local services. A vacancy chain analysis has been undertaken which considered, which location and what type of property people have moved from prior to moving into extra care housing in the city. This information demonstrated that people generally moved within their 'local area' and that extra care housing has enabled a number of people to downsize bringing family homes back into the market place.

3.6 People must be encouraged to think beyond the existing housing choices they have and enable them to identify what models of housing accommodation they would expect, and want to be provided for them into the future. We as a local authority must enable the provision of good quality, sustainable housing solutions to act as a catalyst to better inform people about their future housing choices, enabling them to plan their older age rather than moving in an unplanned way as a reaction to a care or support requirement.

#### **4 ACHIEVEMENTS TO DATE, KEY OUTCOMES AND FUTURE PROGRAMME**

4.1 The Enabling Independence Strategy completes a 'suite' of documents which has placed the council in a very strong position to encourage development of supported housing solutions to the quality of design that we expect to meet the needs and aspirations of our communities as demonstrated by the list of completed and proposed developments outlined in Appendix 2.

4.2 Key achievements to date includes the completion of the city's fourth extra care housing scheme – Cherry Tree Gardens, Houghton le Spring – which is owned and managed by Gentoo and is centrally located within a wider Gentoo regeneration area. It provides 40 two bedroom apartments and 7 two bedroom bungalows and opened for new residents on 24 November 2011. The Council have purchased four apartments, named Community Wellbeing Apartments, within this scheme to enable provision of reablement services.

4.3 The Council's Wellness Service have been successful in gaining funding of £9, 000 to provide older persons play equipment within the garden areas of three extra care housing schemes to encourage activity and social inclusion, namely Cherry Tree Gardens, Bramble Hollow and Woodridge Gardens. This was part funded by relevant Local Area Committees and match funded by the Wellness Service.

4.4 This scheme brings the number of extra care properties within the City to a total of 174 across four schemes.

4.5 Housing 21 have gained planning permission to develop an extra care housing scheme at Fordfield Road, Ford Estate. Start on site is due to commence early 2012. This scheme will deliver 175 extra care apartments including 17 one bedroom apartments for people diagnosed with dementia.

4.6 Discussions are ongoing between Housing 21 and Gentoo to identify opportunities to enable development of a further two extra care housing developments. It is anticipated that they will be located in Southwick and Downhill to start meeting the needs of older households on the North side of the city.

- 4.7 Gentoo is developing plans to provide an extra care scheme in Doxford Park. It is expected that this scheme will provide an estimated 90 extra care mixed tenure properties and will start on site in September 2012.
- 4.8 A planning application has been submitted to develop an extra care scheme for people diagnosed with dementia in Hendon. This is in partnership with Inclusion Housing Community Interest Company. The site identified is behind the Old Orphanage and the scheme requires that the Old Orphanage, which is a listed building, is refurbished and brought back into use. If successful this scheme will provide 38 one and two bedroom apartments for social rent.
- 4.9 Independent living for 5 people with learning disabilities is currently being developed in Cleveland Road. The accommodation is estimated to be available from April 2012. The accommodation is being provided in partnership with Three Rivers Housing Group.
- 4.10. Discussions are ongoing with a Registered Provider to develop an extra care scheme for people diagnosed with dementia; bungalows for couples where one person has dementia and apartments providing independent accommodation for people with mental health. Work is at a very early stage and if successful, progress will be reported within the next update.
- 4.11 Good practice information has been shared with the Housing Learning and Improvement Network regarding establishing Community Wellbeing Apartments within extra care for people to receive reablement services. Our learning and development of procedures and work involved in agreeing the acquisition and fit out of the apartments alongside, operational service delivery has been compiled to support other organisations when considering the provision of reablement services within extra care.

## **5 RELEVANT CONSULTATIONS**

- 5.1 The Strategy will continue to be reviewed and updated as appropriate upon receipt of consultation outcomes from:-
- a range of households with a support need;
  - carers;
  - older person households
  - emerging older person households i.e 50+
  - Joint Strategic Needs Assessment (JSNA)
- 5.2 Consultation with local residents has taken place for Fordfield Road and The Old Orphanage, Hendon as part of the planning application process. Support for both schemes was received during the consultation.

- 5.3 A number of older people who have moved into and settled within the extra care housing schemes have provided personal interest quotes about their experiences in extra care. This is attached at Appendix 3.

## **6 RECOMMENDATIONS**

- 6.1 Scrutiny Committee is invited to consider this report and provide views on the progress and key outcomes outlined.

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Contact Officer: Anne Prentice – Strategic Development Lead (Accommodation)  
Telephone: 0191 566 1730

## APPENDIX 1

### EXTRA CARE HOUSING SCHEME - VACANCY CHAIN ANALYSIS

A total of 174 mixed tenure two bedroom apartments for older people with a care / support need have been provided in the City.

Landlord	Scheme	Rented	Shared	Outright	Total
Housing 21	Beckwith Mews	27	8	5	40
Housing 21	Woodridge Gardens, Washington	20	10	10	39
Housing 21	Bramble Hollow, Hetton	24	12	12	48
Gentoo	Cherry Tree Gardens Houghton le Spring	36	7	4*	47

\* Purchased by Sunderland City Council for the purpose of providing Community Wellbeing Apartments to enable people to be referred for a short term reablement service.

**Beckwith Mews, Silksworth** - a total of 12 households moving in at first let were very local from either Silksworth or Ryhope. Of the 9 relets 4 households were from Silksworth and 5 from other areas of Sunderland.

**Woodridge Gardens, Columbia** – a total of 26 households moving in at first let were from Washington; 8 lived in Sunderland; 2 out of city and 1 property was sold to a GP to deliver a medical service.

**Bramble Hollow, Hetton** – a total of 21 households lived very local to the scheme with all remaining being Sunderland residents.

**Cherry Tree Gardens, Houghton** – a total of 9 households lived very local to the scheme with 4 households moving from Washington and all but 3 of the remaining people moving from within the city. A total of 4 people have moved into the scheme from out of the city. They all had local connections with the City (Luton, Hartlepool, Cleadon and Gateshead).

The vacancy chain analysis has demonstrated that at first let across the four schemes:-

§ 5 four bedroom houses were vacated – 3 social rent and 2 owner occupied

- ⊗ 26 three bedroom houses were vacated – 9 social rent and 17 x owner occupied
- ⊗ 22 two bedroom houses were vacated – 11 social rent and 8 owner occupied
- ⊗ 2 three bedroom bungalows were vacated – both owner occupied
- ⊗ 19 two bedroom bungalows were vacated – 10 social rent and 9 owner occupied
- ⊗ 22 one bedroom bungalows were vacated – all social rent
- ⊗ 11 two bedroom flats were vacated – 6 social rent and 5 owner occupied
- ⊗ 15 households moved out of sheltered housing
- ⊗ 7 households moved out of one bedroom flat – social rent
- ⊗ 4 households moved out of residential care
- ⊗ 1 household moved out of a small group home

It is worth noting that the majority of the rented units outlined above belong to Gentoo Group. Therefore, vacancies created should have demonstrated an impact upon their housing register.

The benefits clearly demonstrate:-

- ⊗ The number of properties being under occupied that have been released back into the social rented and sales housing market predominantly for family households (53 properties)
- ⊗ The number of older person specific properties released back into the market for occupation by older households who are likely to be moving out of under occupied property (69 properties including bungalows and sheltered housing) releasing those properties into the market for family household occupation.
- ⊗ That 4 people have successfully been moved out of residential care setting back into independent living.
- ⊗ That 2 people have lived in a very institutionalised setting for most of their lives and have been successfully supported into independent living.

### **Recommendations**

- ⊗ The information provided in this report is considered by Planning Policy in relation to stimulating the housing market and reducing the requirement (as appropriate) to provide new family homes
- ⊗ Consider the future extra care programme and consider how this can help to support the wider local housing market, particularly within regeneration areas
- ⊗ Identify local areas / wards with a high number of older person living in family sized housing and consider the benefits of providing accommodation to enable older households to move and release under occupied properties.

**VCA / AP**  
**15 December 2011**

**APPENDIX 2**

**EXTRA CARE HOUSING SCHEMES IN SUNDERLAND AND PROPOSED**

<b>Scheme and Landlord</b>	<b>Number for rent</b>	<b>No. for shared ownership</b>	<b>No. for sale</b>	<b>Total No. in scheme</b>	<b>Started on site</b>	<b>Scheme opened to residents</b>
<b>Beckwith Mews, Silksworth</b> <i>Housing 21</i>	<b>27</b>	<b>8</b>	<b>5</b>	<b>40</b>	<b>Feb 2008</b>	<b>March 2009</b>
<b>Woodridge Gardens, Columbia</b> <i>Housing 21</i>	<b>20</b>	<b>10</b>	<b>9</b>	<b>39</b>	<b>Nov 2008</b>	<b>Dec 2009</b>
<b>Bramble Hollow, Hetton</b> <i>Housing 21</i>	<b>24</b>	<b>12</b>	<b>12</b>	<b>48</b>	<b>Feb 2009</b>	<b>May 2010</b>
<b>Cherry Tree Gardens, Houghton</b> <i>Gentoo</i>	<b>36</b>	<b>7</b>	<b>4</b>	<b>47</b>	<b>March 2010</b>	<b>Nov 2011</b>
<b>PROPOSED SCHEMES</b>						
<b>Fordfield Rd, Ford</b> <i>Housing 21</i>	<b>116</b>	<b>77 *</b>	<b>0</b>	<b>175</b>	<b>Est Jan 12</b>	<b>Est Oct 13</b>
<b>The Old Orphanage, Hendon</b> <i>Inclusion Housing CIC</i>	<b>38</b>	<b>0</b>	<b>0</b>	<b>38</b>	<b>Est Aug 12</b>	<b>Est Feb 14</b>
<b>Doxford Park</b> <i>Gentoo</i>	<b>70</b>	<b>20*</b>	<b>0</b>	<b>90</b>	<b>Est Sep 12</b>	<b>Est Feb 14</b>
<b>Total to date:</b>				<b>477</b>		
<b>Southwick</b> <i>Housing 21</i>				<b>TBC</b>		
<b>Downhill</b>				<b>TBC</b>		



Housing 21						
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\* flexible ownership to be offered. The sale will be tailored around the individual's personal finances, income and enabling them to choose how much of the property they want to own with the potential for them to increase or decrease shares in their ownership if financial circumstances alter into the future.

**APPENDIX 3**

**Personal Comments from Residents regarding their experiences of Extra Care Housing**

“The peace of mind I have from knowing that I have support right on my doorstep is great, and it’s precisely the reason I chose to move to Beckwith Mews. The facilities here are excellent, and the staff couldn’t be friendlier.”

You also have nice food available in the restaurant, and I’ve met some lovely people in the lounge. My dog has settled right in too and he’s been a big hit with the staff and residents. Housing 21 were also kind enough to arrange for a section of the landscaped garden to be fenced off into a run for him.” **Resident – Beckwith Mews, Silksworth**

“We have our own front door and if we want some company we can just nip downstairs to the shared areas. It’s like a mini village here and we have all got to know each other. Local people pop in to use the café too, so we really feel we are still part of the local community”

**Resident - Woodridge Gardens, Washington**

“We originally lived just round the corner from Woodridge Gardens, and we watched it being built. I suffer from asthma and arthritis and I was struggling to take care of our garden. Jean requires care and support to and it was all getting a bit too much. That’s when my daughter Maria suggested we have a proper look at Woodridge Gardens. It was a wrench leaving our home where we’d lived for years, but since moving here we’ve never looked back. We’ve already made a lot of new friends who we socialise with in the lounge. Everyone looks out for each other and they are all very friendly.

The peace of mind moving to Woodridge Gardens has given me and Jean, as well as our daughters, has really changed our lives”.

**Resident – Woodridge Gardens, Washington**

“Moving here was one of the best decisions I’ve ever made - it’s the peace of mind that’s best” - **A resident at Bramble Hollow, Hetton le Hole**