

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 WHY HAS THIS REPORT COME TO THE COMMITTEE?

1.1 The purpose of this report is to provide members with a copy of the Enabling Independence Strategy ('The Strategy') which outlines:

- Consultation carried out to date and relevant information which has been used to inform our evidence of current and future housing need / aspirations
- Robust evidence base of housing needs relating specifically to:-
 - Older people with support and or housing needs
 - People with learning disabilities
 - People with mental health issues
 - People with physical or sensory disabilities
- Key facts and delivery information to enable the delivery of accommodation solutions to meet the identified need.

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; core and cluster accommodation; specialist housing, 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 requirements
- Long term conditions including physical disability
- Complex needs
- Cognitive impairment, and
- Sensory impairment.

- 2.2 The Council aspires to work in successful partnerships which will provide high quality, vibrant, safe, attractive, sustainable and well designed supported 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, we acknowledge that in some cases we will need to procure specific housing solutions. 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.
- 2.5 Delivery of the Strategy will be reviewed and monitored by the Enabling Independence Programme Board which meets bi monthly and is Chaired by the Executive Director of Health Housing and Adult Services, including membership from Adult Services; Housing Services; Planning Policy; Development Control; Legal Services; Land and Property and Risk Management.

3. CURRENT POSITION

- 3.1 This strategy is intended for reference by everyone involved in the supported housing development process to assist in achieving high quality and sustainable 'places for living'. It provides a picture of our current and future housing needs for people with a support need and enables delivery of housing solutions into the future to start fulfilling those needs, while encouraging the provision of 'supported housing' within new general needs housing developments via planning policy.
- 3.2 The Strategy provides a picture of our overall 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.
- 3.3 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. This facilitates discussions with Providers to build in the areas in which we require the provision of the supported accommodation solutions. It prevents over supply of accommodation and aims to ensure that Providers are being encouraged to develop in areas which evidences the need for the accommodation, alongside providing it

close to amenities, facilities and local provision suitable to enable the people with support needs to live an independent and fulfilled life.

- 3.4 The Older Persons Section of the report has been compiled from an Older Persons Housing Needs and Aspirations Study which was undertaken mid 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. Furthermore, it has enabled us to better plan for the future needs of our emerging older population, considering the change of lifestyle; space standards; facilities that older people will expect when planning their older age.
- 3.5 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.
- 3.6 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.
- 3.7 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.
- 3.8 As outlined in section 3.2 the Enabling Independence Strategy completes a 'suite' of documents which places 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.

4 WHY PRODUCE A STRATEGY

- 4.1 To provide clear and robust evidence of need to developer partners regarding our requirements for supported housing delivery to meet a range of needs. To share the information with planning colleagues to ensure that their policies reflect the needs of our more vulnerable households, and to demonstrate to our communities that we have responded to their consultation responses related to their housing needs and aspirations.

4.2 Providing the strategy to developer partners ensures:-

- Housing solutions are being provided in areas which requires it i.e where there is a demand
- Preventing oversupply of a particular type of supported housing
- That our priorities are being effectively communicated to encourage accommodation solutions.

4.3 Providing the strategy to colleagues within the City Council ensures:-

- Supported housing delivery is given the priority it requires and deserves to meet the needs of our vulnerable households
- That our own 'outdated' accommodation provision can be decommissioned in a planned way
- Efficiencies can be drawn based upon decommissioned accommodation and services
- Decisions relating to supported housing delivery are managed in a co-ordinated way to ensure that our priorities are met and arrangements with partners are managed in a consistent way.

4.4 The Strategy will be reviewed on an annual basis with an update provided to Scrutiny outlining progress to date. The Strategy will be published on our website to ensure that developer partners have access to the most up to date version.

5 RELEVANT CONSULTATIONS

5.1 This Strategy was compiled taking into account consultation outcomes from:-

- a range of households with a support need;
- carers;
- older person households
- emerging older person households i.e 50+

6 RECOMMENDATIONS

6.1 Scrutiny Committee is invited to consider this report and provide views on the Enabling Independence Delivery Strategy.

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