

## Health Scrutiny Committee

Meeting to be held on Tuesday, 1 February 2022

Electoral Division affected:  
(All Divisions);

**Corporate Priorities:**  
Caring for the vulnerable;

### Update on Housing with Care and Support Strategy

(Appendix A refers)

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#### Brief Summary

This report provides an update on current progress with implementation of the Housing with Care and Support Strategy 2018-2025 which sets out the County Council's vision for extra care housing for older people and apartment developments for working age adults with disabilities.

#### Recommendation

The Health Scrutiny Committee is recommended to note:

1. Progress with developing new extra care schemes
2. Progress with reshaping supported living services by developing new apartments and bungalows and the decommissioning of some shared properties
3. Actions identified as next steps

#### Background

The Housing with Care and Support Strategy 2018 to 2025 outlines the Authority's vision for supported housing services for older people and working age adults with disabilities. Health Scrutiny Committee received a presentation on the Strategy in April 2019.

This report provides an update on progress in implementing the Strategy, which is especially relevant in the context of the new White Paper, People at the Heart of

Care, which describes the role of housing, including supported housing, in relation to promoting independence and meeting care needs.

Whilst there are different terms used for housing with care and support, the Strategy uses the term Extra Care (normally a minimum of 60 units) for developments for older adults and Apartments (typically 6 to 12 units) for developments for working age adults with disabilities. In both cases, accommodation has been designed, built, or adapted to meet the care and support needs that its tenants or owners may have now or in the future. In addition, care and support is available to people living in the accommodation on a 24/7 basis.

The Strategic aims of the strategy are outlined below:

- To have at least one Extra Care scheme for older adults in each district and about 1,000 homes by 2025
- To reduce the number of shared houses and increase the number of Flat Schemes for younger adults with disabilities
- To improve the Housing with Care and Support options for people with complex needs and conditions
- To provide a home for life and a viable and genuine alternative to residential care settings
- To provide ongoing care and support which delivers cost savings to the health and care system
- To provide a wider community resource and facilities to connect and benefit local residents
- To benefit the wider housing market through regeneration and releasing family housing

The Strategy stresses that the number of developments can only be maximised through strong partnership working between the county council, district councils, health organisations, service users, communities, providers, and landlords.

## **Needs**

Extra Care Housing for Older Adults:

The Strategy stated that "Nationally, the current average level of provision equates to 15 units per 1,000 people aged 75 or over . .... The indicative figures shown below demonstrate the potential need for Housing with Care and Support for older people in Lancashire based on 15 units per 1,000 people aged 75 or over.... The estimated potential demand of 2,117 Extra Care units is much higher than the approximate 1,000 units being proposed in this strategy (see strategic aims above). This is because we want to:

- set an ambitious target whilst at the same being realistic about what can be delivered during the lifetime of this strategy, and

- evaluate the actual impact and get a better understanding of future demand prior to any further expansion".

District	Estimated nos. of units needed (national benchmark)	Existing Purpose-built Extra Care units/flats	Existing Combined Sheltered/Extra care schemes	New Schemes under Discussion or in Development
Burnley	134	0	0	2
Chorley	206	65	0	1
Fylde	194	0	1	2
Hyndburn	123	0	2	1
Lancaster	238	0	0	2
Pendle	138	0	0	1
Preston	165	60	1	1
Ribble Valley	125	0	1	Early discussions taking place
Rossendale	107	42	0	Discussions commencing with new Strategy Manager
South Ribble	204	0	2	1
West Lancashire	217	111	1	1
Wyre	265	72	0	1
<b>Total</b>	<b>2117</b> Initial target by 2025 of 1,000	<b>350</b> (197 since 2019)	<b>331 combined</b>	<b>Approximately 750 units</b>

In addition, we have developed a needs tool which brings together the following information for each ward:

- Number of people who are aged 65 years old or over
- Number of people aged 65 years and over with a long-term health problem or disability that limits activity a lot
- % of people living in social rented and privately rented accommodation
- % of older people who are income deprived
- Number of people living alone
- Crime per 1,000 population
- Number of people in receipt of Attendance Allowance
- Number of people in receipt of Home Care and Direct Payments
- Long-term residential care admissions
- Number of people receiving disabled facilities grants

The tool then ranks the wards within each district in terms of need for extra care as defined by the above datasets. The data is currently in the process of being updated.

People of working age with disabilities:

In relation to apartment developments, we have completed an independent demand survey which predicts that across Lancashire there will be an increased demand for supported living for working age adults of 498 bed spaces to be delivered by 2030. We are working with housing providers and developers to build new apartments in areas where we have a high demand. We will provide a greater choice for people who want to live more independently

### Progress

There has been good progress over the last few year, including positive relationships established with landlords, care providers and Homes England. However, there are also a range of challenges which impact on our ability to develop services:

- Availability of land in appropriate locations
- Increase in development costs and the availability of capital and revenue
- Challenges facing the health and social care workforce
- The staffing and supply impacts of the pandemic
- Operational issues such as fire safety where we are working with providers on an individual property basis

A presentation outlining progress in relation to both extra care and apartment developments is attached at Appendix A.

The following information is included within the presentation on extra care:

- Key characteristics and benefits of extra care
- Schemes completed since 2019 and new schemes being discussed or under development
- Feedback from tenants
- Staff, and hopefully tenants, from Lighthouse View will be giving their views on the impact of Extra Care at the meeting

The following information is included within the presentation on apartment developments for working age adults:

- Details of new developments, the number of decommissioned shared living properties and savings generated
- Added benefits of supported housing apartment and bungalows
- Feedback from service users

### Next steps

Partnership Working

The next steps are focussing on ways of overcoming the challenges outlined above. The Housing with Care and Support Strategy recognises that the key to developing supported housing is partnership working. Whilst the County Council has many positive relationships with districts and registered housing providers, strengthening and having more consistent relationships across districts and other organisation would help us to move this agenda forward more quickly.

Consequently, a registered housing provider forum has recently been set up by the County Council to which district council staff have been invited. Discussions are also taking place regarding the best way of strengthening relationships with district councils in relation to the housing agenda, including supported housing. In addition, an interim director has recently joined the County Council with a housing background, who is also helping to accelerate this work as covid has illustrated that the public are seeking alternatives to traditional options such as care homes.

#### Projecting Levels of Need:

With regard to extra care, estimating levels of need is difficult as it includes not only analysis of population, health and social care data, but also the impact of care and support models and perceived value for money. As outlined above, the current figures are based on a national benchmark and a local tool. As a result of more purpose-built extra care developments opening, demand information will also be evaluated. Needs figures will continue to be updated and reviewed to ensure that we are able to project the need for services over a longer period given the length of time that it takes to build extra care.

#### Promotion of Extra Care:

The promotion and marketing of the benefits and opportunities afforded by more independent living will gather pace as new buildings and opportunities arise. People who may benefit from such housing developments and those who make referrals to them will need to be kept up to date with the progress and benefits to ensure continued success and maximum occupation of new developments.

#### **Consultations**

N/A

#### **Implications:**

This item has the following implications, as indicated:

#### **Risk management**

Finance

N/A

**Local Government (Access to Information) Act 1985  
List of Background Papers**

Paper	Date	Contact/Tel
Housing with Care and Support Strategy 2018-2025: <a href="https://www.lancashire.gov.uk/media/912048/housing-with-care-strategy.pdf">https://www.lancashire.gov.uk/media/912048/housing-with-care-strategy.pdf</a>	September 2018	Sarah McCarthy 01772530551

Reason for inclusion in Part II, if appropriate

N/A