

Health Scrutiny

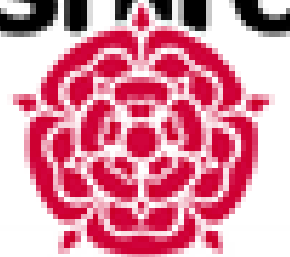
Housing with Care and Support Strategy Update

1st February 2022



Lancashire

County
Council



Extra Care in Lancashire

Key Features and Benefits for People living in Extra Care

- Care and support staff on site 24/7
- Additional care and support through a package of home care if needed
- 24-hour emergency help through an alarm system
- A minimum age for residents, usually 55
- Self-contained flats allow people to live safely and independently for longer
- Accommodation for short term needs such as hospital avoidance or convalescence following a hospital stay is being explored
- Communal lounges allow people to socialise as and when they feel like it
- Social activities arranged for residents and the wider community
- On site facilities such as hairdressers, bistros/cafes and even a dance floor!



- The ambition of Lancashire County Council's **Housing with Care and Support Strategy 2018– 2025** is to have at least one Extra Care facility in each district of Lancashire and about 1,000 homes by 2025
- Extra Care housing offers independent living for 55+ with a range of facilities and support options on site
- **Key Progress to Date**
 - 3 new schemes (197 flats) in Chorley, Fleetwood and Preston opened since 2019
 - Total schemes now operating: 5 purpose-built schemes (350 flats) and 8 combined sheltered and extra care schemes (331 flats including sheltered and extra care flats)
 - 1 new scheme in Chorley will open in 2022
 - 14 new schemes under discussion or development which would deliver around 750 new units (schemes with identified sites included). This includes one on the site of new/replacement LCC run care home in Wyre
 - A Needs Analysis Tool is now available to assist developers and providers in their assessments and considerations of potential locations for new schemes
 - Cabinet have confirmed that LCC will consider contributing land, where available and appropriate, but will not be establishing a capital programme pot



Primrose Gardens Chorley



The Courtyards, Preston

New Developments Delivered since 2019

- Primrose Gardens, Chorley. 65 apartments
- Lighthouse View, Fleetwood. 72 apartments
- The Courtyards, Preston. 60 apartments



District	Existing Purpose built Extra Care units/flats	Existing Combined sheltered/extra care schemes	New Schemes under Discussion or in Development
Burnley	0	0	Burnley hospital site (90 units) subject to planning approval Second scheme with identified site under discussion
Chorley	65	0	Tatton Gardens(62 units) completion due August 2022
Fylde	0	1	2 schemes under discussion with specified sites
Hyndburn	0	2	Preferred site identified and discussions taking place
Lancaster	0	0	University of Cumbria (Lancaster site) 92 units, planning approval obtained, subject to funding, completion 2024 Second scheme - planning application for scheme in north Lancaster submitted (60-75 units)
Pendle	0	0	Bankhouse Road site, Nelson, - 2 registered providers submitting proposals
Preston	60	1	Miller Street (61 units) planning approval and funding in place/completion 2024
Ribble Valley	0	1	Early discussions taking place
Rossendale	42	0	Discussions commencing with new Strategy Manager
South Ribble	0	2	West Paddock (Leyland), 72 units, subject to planning approval
West Lancashire	111	1	Toby Inn site, Skelmersdale, 60 units (subject to planning and funding approval) completion 2024
Wyre	72	0	Garstang (Bowgreave rise) (60 units)

Burnley Hospital Site – Extra Care



- 90 units
- Calico
- Planning application submitted

Joint Working and Access to Extra Care

Lessons Learned and Improved Ways of Working for the Future

Joint Allocation Panels are in place for all schemes which promote joint working and improved awareness and communication between LCC, landlords and care providers

Extend use of Housing Portal to extra care to improve awareness of Extra care amongst social workers

Improved referral pathway for social workers – task group has developed proposals which are under consideration

Consultation is being undertaken with landlords, district councils, social care providers and LCC social care teams to understand the lessons learned from the 3 new recently opened schemes in relation to:

- Design, planning and build
- Care and support model
- Allocations policy
- Needs assessment, commissioning and procurement

The lessons learned will be applied as more new schemes are developed

A more joined up approach to accelerate new developments - the County Council and District colleagues are establishing a more joint approach to accelerate the pace of new developments

Feedback from from Tenants at Primrose Gardens and The Courtyards



Primrose Gardens

- “I love the company I have here, the staff are great, and I feel safe and secure. I am very happy here at Primrose Gardens”
- “We feel really secure here and don’t worry about our safety. We are in central location and can to anywhere from where we are”
- “EVERYTHING- The apartments are modern and gorgeous; the staff are friendly and helpful. The location is fantastic. We love the activities and entertainment that is provided”

The Courtyards

- “I moved up from Bristol to be near my family. After my husband died, I felt isolated in my bungalow. When I moved into The Courtyards, I cried tears of joy! The staff are brilliant, and I’ve made so many friends already. There’s a real community spirit that you don’t get when living alone.”
- “I moved to The Courtyards with my wife, who has some health problems. We don’t need care services yet, but it is reassuring to know its here when we do. We feel completely safe here. I’ve already made myself at home on the outdoor exercise equipment. Touches like that make a real difference.”

Lighthouse
View

Extra Care
Fleetwood

Diane Emmison,
Supported
Housing Manager
(Regenda Homes)



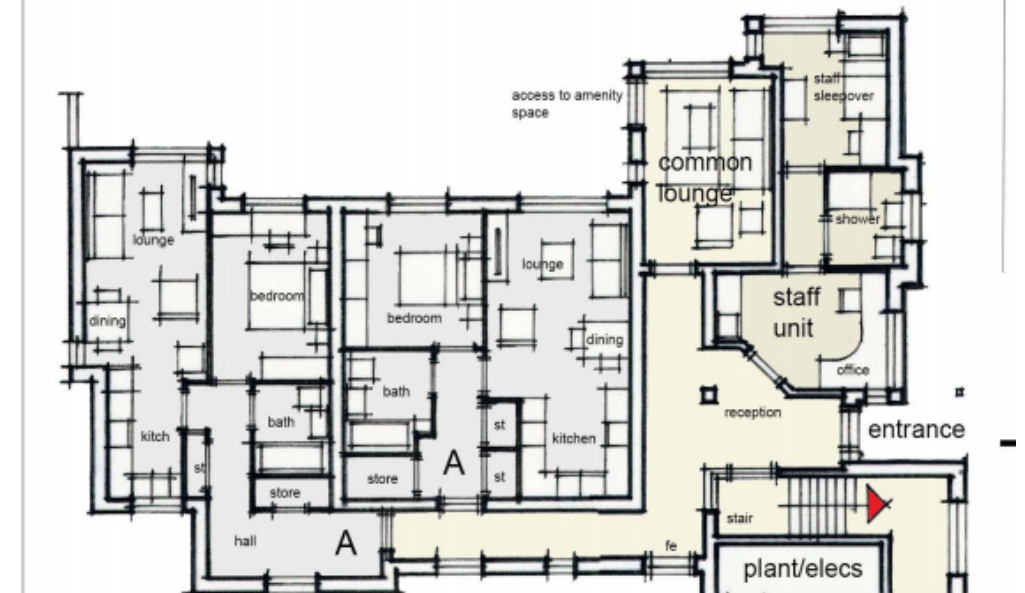
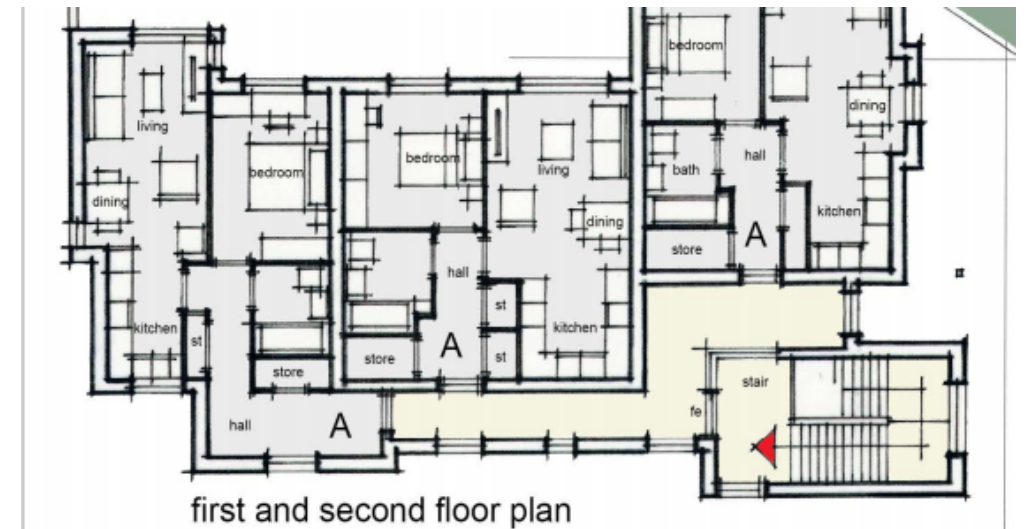
Supported Accommodation in Lancashire

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- The ambition of Lancashire County Council’s Housing with Care and Support Strategy 2018– 2025 is to **modernise the** supported housing offer.
- Supported living accommodation offers independent living, with care and support, for working age adults with a learning and/or physical disability
- New apartment and bungalow settings are replacing traditional ‘shared living’ properties.
- The new settings will offer individuals their own front door, choices of furniture, access to communal areas and opportunities to live as part of a community whilst maintaining a degree of independence.
- **Key Progress to Date**
 - 106 new homes delivered to date
 - 89 new homes in the development pipeline for completion in 2022
 - 21 properties have been retired across Lancashire
 - £1.3million savings achieved
 - A new Referral Pathway has been developed to increase awareness of the offer and to ensure the right decisions are made for the people living in these new homes.



New Developments Delivered

- Strawberry Court Morecambe x 6 apartments
- Albion Street Padiham x 7 apartments
- Edge End Lane Great Harwood x 6-person house
- Lime Place Colne x 11 apartments
- Christchurch Accrington x 10 apartments
- Noel Road Lancaster x 4 apartments
- The Limes Nelson x 7 apartments
- Foxhills Nelson x 10 Bungalows
- Bright Street Colne x 10 Bungalows
- Florence Avenue Burnley x 6 Bungalows
- Orchard Road St Anne's x 7 apartments
- Balshaw Avenue Chorley x 5-person bungalow
- Waterford Close Preston x 5-person house
- Claret Close x 7 Bungalows
- Mayfield Avenue Preston 1 of 4 single tenancies
- Hub & Spoke x 4 single tenancies linked to Albion Street Padiham

Florence Avenue Burnley



Bright Street Colne

New Development Pipeline 2022



- Higher Morris Farm, Leyland x 7 apartments & 1 bungalow
- Parkinson House, Preston x 6 apartments
- Slyne Road, Lancaster x 12 apartments
- Cumberland Court, Lancaster x 8 apartments
- University Of Cumbria, Lancaster x 12 apartments
- Eldon Street, Preston x 14 apartments
- Brook Street, Chorley x 12 apartments
- Sycamore Avenue, Burnley x 6 apartments
- Wellfield Drive, Burnley x 4-person property

Slyne Road Lancaster

The Good Neighbour Scheme

The **Good Neighbour Scheme** offers subsidised rents in return for informal support

The Good Neighbour may be a student nurse or social worker who has enhanced DBS and interest in LDA/ MH

- Check on neighbours to make sure they are well
- Develop friendships with neighbours, help out with small tasks such as shopping, changing a light bulb, taking a walk or walking the dog
- Assist neighbours with utilising technology such as online shopping or helping with a Zoom meeting
- Help out in an emergency situation such as a water leak, severe weather or an evacuation due to fire

Slyne Road, Lancaster

- Planning consent granted
- Onsite ripping out
- 12 months handover August 2022
- Delay due to planning delays (Covid 19)





Cumberland Court - Lancaster

- Purchase in progress – Registered Provider Halo
- Anticipated handover date March 2022
- 4 apartments (6 person)
 - 2 x Ground Floor for 1 person
 - 2 x First Floor for 2 people

Florence Avenue, Burnley

- Keith says he is very proud of his new bungalow and really enjoys mowing his lawn



Orchard Road, St Anne's

Service User Quotes

- “I’ve waited all my adult life to live independently and my flat is my safe space. I’ve grown more independent, become more social and love where I live”
- “The new flat scheme has allowed me to live how I’ve always wanted”



Orchard Road, St Annes

- Staff quote

“it has been a pleasure to be here from the beginning to see the project unfold into such a positive and welcoming environment.

The people we support who live here are a pleasure to be around and have settled into their new homes with such enthusiasm and dedication to making their flats person centred and homely”.



Added Value and Benefits for People living in Supported Accommodation

- Increased independence
- Less restrictive living
- Own space, front door, choice of furniture
- Increased choice in how to live
- Making new friendships
- Living in the heart of a community
- Greater access to social activities and opportunities for volunteering and employment



Summary of Current Position

- Some fantastic progress over the last few years
- The pandemic has highlighted the need for more flexible housing options for older people and working age adults with a disability
- Lancashire has great ambition and some very interested and willing developers and registered providers, and good working relationships with Homes England
- Some challenges do exist, not just in Lancashire
- Development costs are significantly higher than a year ago
- Some developers are withdrawing plans as the figures simply don't add up
- Availability of land is a key constraint
- The lack of workforce across the whole of health and social care is also impacting on extra care and supported living settings
- Increase in demand for assessments and an increase in complexity of need is causing some delays in identifying appropriate settings for some
- Fire safety risk has become a national issue, consequently we are working with providers on individual property basis

Thank you for listening

Questions?