



# Northumberland

## County Council

### CABINET

Date: 14 June 2018

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#### Extra care and supported housing strategy

Report of the Executive Director of Adult Care

Cabinet Member: Councillor Veronica Jones, Adult Wellbeing and Public Health

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#### **Purpose of report**

To seek approval for a strategy for the development of housing schemes designed to enable people to live independently

#### **Recommendations**

**Cabinet is recommended:**

- 1. To endorse the draft strategy**
- 2. To ask the Executive Director of Adult Social Care and the Executive Director for Place to carry forward detailed planning for supported housing schemes in individual locations – initially focusing on the list set out in the strategy, but also responding to any opportunities which arise**
- 3. To note that some schemes can be developed without Council funding, but that some are likely to require financial support. Funding to support these developments is being sought through the North of Tyne combined authority. In any case where Council funding is required for the viability of schemes, detailed business cases will be prepared.**

#### **Link to Corporate Plan**

This report is relevant to the “Living”, “Enjoying” and “Connecting” priorities in the Corporate Plan.

#### **Key issues**

1. This is a strategy for promoting the development of housing schemes designed to enable people to live independently. It covers schemes for older people, from extra care schemes to sheltered housing, and schemes for adults with a variety of long-term

support needs (it does not cover short-term support schemes such as hostels for homeless people or the women's refuge).

2. The strategy fits alongside a number of other strategic documents. These include the Housing Strategy; the emerging Local Plan, which will address wider issues about how housing developers should take account of the changes in housing demand which will result from the rapidly-growing number of older people in the County, so that older people have attractive options for "downsizing" to housing which will better fit their needs as they age; and the draft "Market Position Statement" setting out how the Council wants the care and support market to develop.
3. The strategy proposes no single model for accommodation with support, either for older people or for other adults with support needs. For older people, full "extra care" schemes, with care staff on duty at all times, are one possible option, but in general the strategy suggests that care services will be commissioned separately from accommodation, so that the Council can respond flexibly as the needs of people living in schemes change over time. Schemes for adults with specific needs will continue to vary from accommodation with 24-hour staffing to more independent arrangements.

## Extra care and supported housing strategy

### BACKGROUND

#### 1. Accommodation for older people

- 1.1 Research commissioned by the Northumberland Ageing Well Partnership found that older people felt there were limited housing options for them, and that if they decided to move, high priorities for them would be having two bedrooms, high standards of physical accessibility, and good access to transport links, shops and amenities.
- 1.2 While there are many sheltered housing schemes in Northumberland, the majority of these were developed three or four decades ago to standards which many older people no longer find satisfactory. Both the Council and other providers are currently reviewing their sheltered housing schemes, considering current demand and options for refurbishment. The strategy includes calculations of potential housing demand, which will need to be revised over time to take account of the decisions being made by a new generation of older people, but which demonstrate clearly that this is one of the major issues which should shape planning for future housing developments in the County.
- 1.3 The strategy sets out proposed principles for the development of accommodation with support across the County, including a focus on developing schemes near the centre of communities, an acceptance that while schemes are needed in all parts of the County the nature of individual schemes will vary, and an objective that the Council should negotiate the right to nominate residents for schemes.
- 1.4 Current opportunities include the funding streams available through the North of Tyne Combined Authority. Key challenges include tight public sector budgets and the geography of Northumberland, which mean that it is an increasing challenge to provide care and support to people living in unsatisfactory housing in dispersed rural communities. While every local area and scheme is different, evidence from studies elsewhere suggests that well-designed accommodation schemes for older people can achieve both reductions in public spending and an improved quality of life for residents, who are less likely to need to move into a care home if they live in accommodation which supports them to remain active and connected to the wider community.
- 1.5 Opportunities for developing schemes for older people will arise in a variety of ways. In some locations, schemes can be achieved through negotiation with private developers without the need for direct public funding; in other areas the Council or its partners may need to access funding to make schemes viable, or the Council may need to make land available. There are some immediate opportunities, for instance associated with housing developments in Cramlington. Developments are needed in all areas of the County, but officers have drawn up a list of communities in which new schemes would be particularly welcome. These include Berwick, Rothbury, Morpeth, Hexham, Bellingham, Blyth and Ponteland.

## 2. Accommodation for working age adults

- 2.1 Additional demand for accommodation with support is also predicted from working age adults, particularly adults with complex learning and physical disabilities, though smaller numbers mean that detailed projections are difficult.
- 2.2 The Council currently supports 238 people in specialised independent accommodation with support, predominantly people with learning disabilities. The strategy sets out plans to review this accommodation, some of which is currently not fully used, and to develop additional accommodation to meet specific needs.

### IMPLICATIONS ARISING OUT OF THE REPORT

<b>Policy</b>	The strategy is designed to promote the local and national priority of enabling people to live as independently as possible, and reducing the use of institutional accommodation.
<b>Finance and value for money</b>	Some schemes for older people will require public funding, which it may be possible to attract through the North of Tyne Combined Authority and other funding sources. In any case where Council funding is required, a business case will be prepared in line with the requirements of the Council's Finance and Contract Rules.
<b>Legal</b>	No immediate implications.
<b>Procurement</b>	Any procurement implications of individual schemes will be considered in the course of detailed planning.
<b>Human Resources</b>	There are no direct implications for Council staffing.
<b>Property</b>	Opportunities linked to Council land holdings will be explored where relevant.
<b>Equalities</b> (Impact Assessment attached) Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Equality impacts of specific proposals will be assessed as necessary during detailed planning.
<b>Risk Assessment</b>	Risks associated with of specific proposals will be assessed as necessary during detailed planning.
<b>Crime &amp; Disorder</b>	Issues about protecting vulnerable people from the risk of crime and disorder will be considered during the planning of individual schemes.

<b>Customer Considerations</b>	Institutional accommodation is rarely the preferred solution of people with care and support needs; well-designed housing options are generally strongly preferred.
<b>Carbon reduction</b>	Carbon reduction issues will be considered during the design of individual schemes, particularly where the Council's involvement includes input into the detailed design of buildings.
<b>Wards</b>	All

## BACKGROUND PAPERS

There are no background documents for this report within the meaning of the Local Government (Access to Information) Act 1985.

### **Report sign off.**

*Authors must ensure that officers and members have agreed the content of the report.*

	Initials
Monitoring Officer/Legal	
Executive Director of Finance & S151 Officer	
Executive Director	VB
Chief Executive	
Portfolio Holder(s)	

### **Author and contact details**

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